

ZONING CHANGE REVIEW SHEET

CASE: C814-2012-0152 – Pilot Knob
Planned Unit Development

P.C. DATE: June 11, 2013
December 10, 2013
June 24, 2014
December 9, 2014
June 9, 2015
June 23, 2015
July 28, 2015
September 8, 2015
September 22, 2015

ADDRESS: East and southeast of the intersection of William Cannon Drive and McKinney Falls Parkway, and west of South U.S. Highway 183 and FM 1625

DISTRICT AREA: 2

OWNER: Carma Easton, Inc. (Logan Kimble) **AGENT:** Armbrust & Brown, L.L.P.
(Lynn Ann Carley)

ZONING FROM: I-RR; I-SF-4A **TO:** PUD **AREA:** 2,216.56 acres

SUMMARY STAFF RECOMMENDATION:

The Staff recommendation is to grant planned unit development (PUD) district zoning with the conditions of the Environmental Board Motion 20150813-008c, as shown in Attachment A, and as shown in the Land Use Plan as provided in Exhibit C, and supporting Exhibits D through S.

The Restrictive Covenant includes all recommendations listed in the Traffic Impact Analysis memorandum, dated September 17, 2015, as provided in Attachment B.

ENVIRONMENTAL COMMISSION MOTION:

August 19, 2015: The Environmental Board recommended approval of the conditions for the Pilot Knob PUD C814-2012-0152 as described in background documents.

[H. SMITH; M. NEELY – 2ND] (10-0) R. GRAYSON – RECUSED

PLANNING COMMISSION RECOMMENDATION:

June 11, 2013: *APPROVED AN INDEFINITE POSTPONEMENT REQUEST BY STAFF AND THE APPLICANT*

[J. NORTEY; J. STEVENS – 2ND] (8-0) D. ANDERSON – ABSENT

December 10, 2013: *APPROVED AN INDEFINITE POSTPONEMENT REQUEST BY STAFF.*

[J. NORTEY, S. OLIVER – 2ND (5-0) R. HATFIELD, A. HERNANDEZ, B. ROARK AND J. STEVENS WERE ABSENT.

June 24, 2014: *APPROVED AN INDEFINITE POSTPONEMENT REQUEST BY STAFF.*

[R. HATFIELD; B. ROARK – 2ND] (5-0) J. NORTEY, S. OLIVER, J. STEVENS – ABSENT; 1 VACANCY ON THE COMMISSION.

December 9, 2014: *APPROVED AN INDEFINITE POSTPONEMENT REQUEST BY STAFF*

[R. HATFIELD; J. STEVENS – 2ND] (5-0) A. HERNANDEZ, J. NORTEY, B. ROARK- ABSENT; S. OLIVER – NOT YET ARRIVED

June 9, 2015: *APPROVED A POSTPONEMENT REQUEST BY STAFF TO JUNE 23, 2015*

[J. NORTEY; R. HATFIELD – 2ND] (5-0) A. HERNANDEZ; S. OLIVER; J. STEVENS; N. ZARAGOSA – ABSENT

June 23, 2015: *APPROVED A POSTPONEMENT REQUEST BY STAFF TO JULY 28, 2015*

[R. HATFIELD; S. OLIVER – 2ND] (8-0) J. SHIEH – ABSENT

July 28, 2015: *APPROVED A POSTPONEMENT REQUEST BY STAFF TO SEPTEMBER 8, 2015*

[J. SCHISSLER; P. SEEGER – 2ND] (10-0) J. VELA III; M. WILSON – ABSENT; 1 VACANCY ON THE COMMISSION

September 8, 2015: *APPROVED A POSTPONEMENT REQUEST BY STAFF TO SEPTEMBER 22, 2015*

[J. SCHISSLER; J. STEVENS – 2ND] (8-0) P. SEEGER, J. SHIEH, J. VELA III, N. ZARAGOSA – ABSENT; 1 VACANCY ON THE COMMISSION

September 22, 2015:

ISSUES:

None at this time.

EXHIBITS AND ATTACHMENTS TO THE STAFF REPORT:

Exhibits A, A-1, A-2 and A-3: Vicinity Map, Zoning Map, Aerial and MUD Boundaries

Exhibits B and B-1: Basis for Superiority Table and Code Modification Table

Exhibit C: Pilot Knob PUD Land Use Plan with Environmental Features

Exhibit D: Conceptual Parks and Open Space Plan

Exhibit D-1: Hard Surfaced Trail Location

Exhibit E: Parkland and Open Space Tracking Sheet

Exhibit F: Permitted Land Uses
Exhibit G: Site Development Regulations
Exhibit H: Off-Street Parking and Loading Regulations
Exhibit I: Declaration of Easements and Restrictive Covenants Regarding the Maintenance of Drainage Facilities Form
Exhibit J: Buffer Zone Transfers
Exhibit K: Setback / Waterway Buffer Zone Transferring and Receiving Restrictive Covenant Form
Exhibit L: Proposed Waterway Crossings
Exhibit M: Wetland Transfer Exhibit
Exhibit N: Wetland Transferring and Receiving Restrictive Covenant Form
Exhibit O: Cut / Fill
Exhibit P: Impervious Cover Map
Exhibit P-1: Impervious Cover Table
Exhibit Q: Tree Conflicts – William Cannon Drive and Slaughter Lane
Exhibit R: Conceptual Public Art Master Plan
Exhibit S: PUD Notes
Exhibit T: Typical Street Sections

Attachment A: Environmental Board Motion and support material

Attachment B: Traffic Impact Analysis Memo

Attachment C: Educational Impact Statement

Correspondence Received

DEPARTMENT COMMENTS:

The proposed Pilot Knob Planned Unit Development (PUD) consists of undeveloped land zoned interim – rural residence (I-RR) and interim – single family residence-small lot (I-SF-4A) districts generally bounded by McKinney Falls Parkway on the west, Colton-Bluff Springs Road on the north, U.S. Highway 183 and FM 1625 Road on the east and Wende Road on the south, and has limited frontage on Thaxton Road on the southwest. The zoning map and aerial also show several outparcels that are adjacent or surrounded by the PUD. These remain in unincorporated Travis County; bringing them into the PUD would necessitate annexation and initial zoning and amendment of the Land Use Plan. Much of the land surrounding the PUD is within unincorporated Travis County, undeveloped, and is rural in character with the exception of the area along the US Highway 183 corridor which is more commercial in nature. For context, the McKinney Falls State Park is to the northwest, the Springdale subdivision is to the west and Austin Bergstrom International Airport is to the northwest. Please refer to Exhibits A (Vicinity Map), A-1 (Zoning Map), A-2 (Aerial View) and A-3 (MUD Boundaries).

The proposed zoning area encompasses all five Pilot Knob Municipal Utility District areas that were established in 2012. The Applicant is requesting PUD district zoning for a 2,216.5 acre mixed use project that may be developed with up to 14,300 dwelling units, 750,000 square feet of employment uses, 4.6 million square feet of civic and commercial uses, up to

400 acres of parks and open space, two Del Valle Independent School District sites and one fire station/EMS site. A donation of a net-buildable 2 acre tract at no cost to the City of Austin for a Fire / EMS station site is proposed to be located on the south side of Slaughter Lane, close to its intersection with FM 1625. A 10 acre intermodal transit station will be located along Slaughter Lane in or near the Town Center area.

As shown in Exhibit C (Land Use Plan with Environmental Features), the area has been divided into four general land use areas:

- The 200 acre *Town Center* area (mix of residential/commercial, including hotel/civic at an urban density) is bounded by Colton Bluff Springs Road, U.S. Highway 183, the Slaughter Lane extension and FM 1625, along the eastern portion of the site.
- The *Mixed Residential 1* area is located on the north side of Slaughter Lane and encompasses MUDS 2 and 3, and the *Mixed Residential 2* area is on the south side covering MUDS 4 and 5. The *Mixed Residential* areas total 1,400 acres and provide a mix of single family residential types, multifamily, neighborhood-serving commercial uses and civic uses.
- There are two *Employment Center* areas (approximately 45 acres each) oriented toward FM 1625 Road; one is situated at the William Cannon right-of-way (not on the ground) and the other is at its intersection with Slaughter Lane. The 90-acre *Employment Center* is intended to provide a mixture of employment, civic, residential, commercial, including hotel, and light industrial uses.
- The 360 acre *Open Space* area includes greenways, trails, parks and recreation areas with civic and limited commercial uses, interspersed throughout the project area.

Per the Land Development Code, PUD district zoning was established to implement goals of preserving the natural environment, encouraging high quality development and innovative design, and ensuring adequate public facilities and services. The City Council intends PUD district zoning to produce development that achieves these goals to a greater degree than and thus is superior to development which could occur under conventional zoning and subdivision regulations.

City Council approved revisions to the PUD regulations that became effective June 29, 2008. To help evaluate the superiority of a proposed PUD, requirements are divided into two categories: Tier 1, which is requirements that all PUDs must meet, and Tier 2 which provides criteria in 13 topical areas in which a PUD may exceed code requirements and therefore demonstrate superiority. A PUD need not address all criteria listed under Tier 2, and there is no minimum number of categories or individual items required.

As more fully detailed in the Tier Table and Land Use Plan (please refer to Exhibit B), this proposed PUD meets all 12 of the applicable Tier 1 items, meets one of three additional Tier 1 items (*Commercial Design Standards*), and offers some elements of superiority in six of

the 13 Tier 2 categories (*Open Space; Environment/Drainage; Art; Community Amenities, Transportation and Affordable Housing*).

Code Modifications

There are 48 modifications to Code requirements requested by the Applicant and recommended by Staff (please refer to Exhibit B-1 – Code Modification Table for details). As summarized below, these include allowing a site to cross a right-of-way; parkland and open space requirements; Green Building requirements; gated roadways for retirement housing; block definition and roadway types; land uses, site development regulations and compatibility standards; screening and tree planting; driveway types, operating levels of streets, street design characteristics, and parking requirements; stormwater facilities; cut and fill; impervious cover assumptions and clustering; critical water quality zone modifications; wetland protection; utility services; and sign regulations.

- Section 25-1-21(103) (*Definition of Site*) – This section is modified to provide that a site in the Pilot Knob PUD may cross a public street or right-of-way
- Chapter 25-1, Article 14 (*Parkland Dedication*) – Specifies the parkland dedication and open space requirements. It also establishes a tracking mechanism for parkland and open space
- Section 25-2-243 (*Proposed District Boundaries*) – Is amended to provide that the boundaries of the Pilot Knob PUD may be non-contiguous
- Chapter 25-2, Subchapter B, Article 2, Division 5, Subpart B, Section 2.1 (*Compliance Required*) – Modified to allow land within the MUD's Project Area that is later added to the PUD to not require additional superiority.
- Chapter 25-2, Subchapter B, Article 2, Division 5, Subpart B, Section 2.3.1.D (*Minimum Requirements*) – Modified to allow a two star rating under Austin Energy's Green Building Program or a reasonably equivalent rating under another program approved by the City.
- Chapter 25-2, Subchapter B, Article 2, Division 5, Subpart B, Section 2.3.1.J (*Minimum Requirements*) – Modified to allow gated roadways for retirement homes and active adult communities, if connectivity for bikes and pedestrians is maintained.
- Chapter 25-2, Subchapter B, Article 2, Division 5, Subpart B, Section 2.3.1.J (*Minimum Requirements*) and Subchapter E – Clarifies the term block and how it is measured. Establishes roadway types within the PUD for applying Subchapter E regulations.
- Chapter 25-2, Subchapter B, Article 2, Division 5, Subpart B, Section 2.5 (*Planned Unit Development Standards, Development Bonuses*) – Superseded by the previously approved MUD Consent Agreement, which establishes superiority of land uses and affordable housing.

- Chapter 25-2, Subchapter B, Article 2, Division 5, Subpart C, Section 3.2.2.C (*Planned Unit Development Regulations*) – Establishes a specific set of land uses and site development regulations for the PUD.
- Section 25-2-491 (*Permitted, Conditional, and Prohibited Uses*) – Establishes a specific set of permitted land uses for the PUD.
- Section 25-2-492 (*Site Development Regulations*) – Establishes a specific set of site development regulations for the PUD.
- Section 25-2-517 (*Requirements for Amphitheaters*) – Modified so that Land Use Commission approval is not required for amphitheaters in the PUD.
- Section 25-2-812(C)(2) (*Mobile Food Establishments*) – Modified to allow mobile food establishments within all areas of the PUD.
- Section 25-2-1006(A)(1) and (2) (*Visual Screening*) – Modified to allow only the structural components of green water facilities and stormwater drainage facilities be subject to the screening requirements.
- Section 25-2-1032(A)(1) (*Trees Required*) – Modified to allow only one tree be planted for lots with an area of 2,500 sf or less.
- Section 25-2-1051 (*Applicability (Compatibility Standards)*) – Establishes a specific set of compatibility standards within the PUD.
- Section 25-4-62(2) (*Expiration of Approved Preliminary Plan*) – Modified to allow an approved preliminary to expire 10 years after the date of application for its approval is filed.
- Section 25-4-132(B) and 30-2-132(B) (*Easements and Alleys*) – Establishes a specific set of off-street loading and unloading facilities within the PUD.
- Section 25-4-174 and 30-2-174 (*Lot Size*) – Establishes a specific set of site development regulations for the PUD.
- Section 25-4-232 and 30-2-232 (*Small Lot Subdivisions*) – Establishes a specific set of site development regulations for the PUD. It also requires that responsibilities for common areas and access easements be established.
- Section 25-4-233 and 30-2-233 (*Single Family Attached Residential Subdivision*) – Establishes a specific set of site development regulations for the PUD.
- Section 25-6-2 and 30-2-232 (*Driveway Approaches Described*) – Clarifies the types of driveways for the specific housing types in the PUD.

- Section 25-6-113(A) (*Traffic Impact Analysis Required*) – Clarifies when the TIA shall be amended, and how traffic improvements and cost estimates are approved.
- Section 25-6-116 (*Desirable Operating Levels For Certain Streets*) – Waives this provision within the PUD.
- Section 25-6-117(D)(1) (*Waiver Authorized*) – Waives operating levels of streets within the PUD.
- Section 25-6-141(B)(1) (*Action on Application*) – Waives denial of applications due to operating levels of streets within the PUD.
- Section 25-6-171 and 30-3-71 (*Standards for Design and Construction*) – Modified to allow Travis County to administratively approve innovative or alternate roadway designs.
- Section 25-6-172 and 30-3-72 (*Arterial Streets*) – Waives the arterial street standards in the PUD.
- Section 25-6-292(C) (*Design and Construction Standards*) – Modifies to allow direct vehicular access from a lot to an alley in the PUD.
- Chapter 25-6, Article 7, (*Off-Street Parking and Loading*) – Establishes a specific set of off-street parking and loading regulations for the PUD.
- Chapter 25-6, Appendix A. (*Tables of Off-Street Parking and Loading Requirements*) – Establishes a specific set of off-street parking and loading regulations for the PUD.
- Section 25-7-153 and 30-4-153 (*Detention Basin Maintenance and Inspection*) – Establishes who will finance, operate, and maintain detention basins located in open space or in the ROW and how this will be enforced.
- Section 25-8-42 and 30-5-42 (*Administrative Variances*) – Modified to allow the director to grant cut and fill variances administratively up to 15 feet in a few specific locations shown in the PUD.
- Section 25-8-64 and 30-5-64 (*Impervious Cover Assumptions*) – Establishes impervious cover assumptions for lots smaller than 3,300 sf.
- Section 25-8-92 and 30-5-92 (*Critical Water Quality Zones Established*) – Establishes the boundaries of the critical water quality zones within the PUD and how minor waterways may be reduced and replaced.

- Section 25-8-231 and 30-5-231 (*Water Quality Control Maintenance and Inspection*) – Establishes who will finance, operate, and maintain water quality control facilities located in open space or in the ROW and how this will be enforced.
- Section 25-8-261(B)(3) and 30-5-261(B)(3) (*Critical Water Quality Zone Development*) – Modified to allow hard surfaced trails to run closer, if providing below grade crossings under major arterial roadways.
- Section 25-8-261(G) and 30-5-261(G) (*Critical Water Quality Zone Development*) – Modified to allow floodplain modifications for ecological restoration or enhancement of creek corridors in order to meet other PUD requirements.
- Section 25-8-262 and 30-5-262 (*Critical Water Quality Zone Street Crossings*) – Modified to allow three roadway crossings that don't meet requirements of the code due to site and roadway constraints.
- Section 25-8-282 and 30-5-282 (*Wetland Protection*) – Creates a mechanism for tracking wetlands and mitigation for the PUD.
- Section 25-8-392 and 30-5-392 (*Uplands Zone*) – Modified to allow the clustering of impervious cover along street corridors and in centers.
- Section 25-8-642 (*Administrative Variance*) – Modified to allow removal of a heritage tree to be reviewed and granted administratively if required for construction of William Cannon or Slaughter Lane.
- Section 25-9-1 (*Applicability (Utility Service)*) – Clarifies that MUD consent agreement provisions regarding utility service will govern in the event of any conflicts.
- Section 25-10-23(B)(7) (*Hazardous Signs Described and Prohibited*) – Clarifies that the Transportation Criteria Manual sign safety triangle shall be used.
- Section 25-10-91 (*Sign Districts Described; Hierarchy Established*) – Establishes the sign districts in the PUD, based on the land use areas in the Land Use Plan.
- Section 25-10-123 (*Expressway Corridor Sign District Regulations*) – Clarifies the signage requirements for the Employment Center district within the PUD.
- Section 25-10-130 (*Commercial Sign District Regulations*) – Clarifies the signage requirements for the Town Center and Employment Center districts within the PUD.
- Section 25-10-191 (*Sign Setback Requirements*) – Clarifies the sign setback requirements in the PUD.

Staff recommendation and conditions:

Given the number and breadth of items offered in the PUD that exceed current code standards, Staff believes the proposal can result in superior development along major thoroughfares in southern Travis County. Therefore, Staff recommends PUD zoning based on the following factors in Affordable Housing, Art, Commercial Design Standards, Environment and Landscaping, Green Building, Location, Parkland and Open Space, Public Facilities, Transportation and Connectivity, and Utility Facilities that make this project superior:

Affordable Housing

- Provide 10% of owner occupied units at 80% Median Family Income at the initial offering for sale
- Provide 10% of rental units at 60% Median Family Income, for a period of 40 years
- Make a financial contribution to the City's affordable housing program equal to 2% of the total "hard" construction cost reimbursements actually received by the Developer out of the proceeds of bonds issued by the District, up to maximum of \$8 million

Art

- Participate in the Art in Public Places Program. The Public Art Master Plan identifies opportunities, guiding principles and locations within the PUD for outdoor art installations to be implemented and managed by the Developer. All subsequent operations and maintenance of the artwork will be the responsibility of the Developer.

Commercial Design Standards

- Compliance with Subchapter E of the City's Land Development Code with only minor project specific exceptions
- Provide pedestrian-oriented uses on the first floor of a multi-story commercial or mixed use building

Environmental and Landscaping

- Restore Critical Water Quality Zones with the use of native prairie grass and riparian tree species
- Use of green water quality controls, including biofiltration ponds and rain gardens
- Protect or mitigate all of the 64 acre drainage area.
- Provide a minimum 50 foot wide setback for unclassified waterways with a drainage area of 32 acres.
- Restore riparian vegetation along portions of Cottonmouth Creek which are degraded CWQZ areas
- Provide a tree care plan
- When reclaimed water is available to the Pilot Knob PUD, reclaimed water shall be used for irrigation in open space areas where economically feasible, subject to any applicable water use restrictions imposed by the City. Reclaimed water shall not be used for irrigation in CWQZs, CEF buffers, or floodplain.

Green Building

- All buildings within the PUD will be constructed to achieve two star rating or greater under the City's Austin Energy Green Building Program or such buildings will be constructed in a manner to sufficient to achieve a reasonably equivalent rating under another program approved by the City.

Location

- Partially located within the boundaries of a Town Center which is a mid-sized activity center outlined in the Imagine Austin Growth Concept Map.
- Clusters density by way of a corridors and centers plan

Parkland and Open Space

- Providing a minimum of 400 acres of open space, including parkland.
- Parkland requirements will be based on ten acres per 1,000 residents, instead of current code, which is based on five acres per 1,000 residents
- Fiscal or parkland improvements in the amount of \$400 per residential living unit equivalent (LUE) will be provided, which is double the amount recommended in the Parks and Recreation Board Guidelines.

Public Facilities

- Dedication of land for two school sites, including bring water, wastewater and streets to the site at no cost to the Del Valle ISD
- Dedication of a 2-net buildable acre site for a future City of Austin Fire / EMS station
- Designation of a 10 acre site for a future intermodal transfer station and related public transportation facilities for market price sale to the City / Capital Metro

Transportation and Connectivity

- Provide right-of-way for arterial street alignments in accordance with the CAMPO 2035 Transportation Plan
- Provide bike lanes on all roads that are designated as primary collector or higher
- Provide a minimum of 10 miles of publicly accessible trails, connected to sidewalks, pedestrian ways and the vehicular transportation network
- Compliance with the Complete Streets policy on: 1) typical street cross-sections; 2) Standards for internal blocks and street connections; 3) Sidewalks, Trails and Streetscape Standards; and 4) Bicycle improvements and amenities

Utility Facilities

- Provide oversized major water and wastewater facilities, including gravity interceptors, lift stations and force mains for over 14 projects. The pro rata share of these non-recoverable improvements for the benefit of the City totals approximately \$3.76 million in 2012 dollars.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	I-RR; I-SF-4A	Undeveloped (Historically used for agriculture)
<i>North</i>	County	Mostly undeveloped; Commercial; Industrial; A few residences
<i>South</i>	County	Mostly undeveloped; Residential; Commercial
<i>East</i>	County	Undeveloped; Single family residences on large tracts; Farm / ranch operations; Commercial; Industrial
<i>West</i>	County	Undeveloped; Residential; Agricultural; Limited amount of commercial

MUNICIPAL UTILITY DISTRICT: Pilot Knob MUD Nos. 1 through 5

TIA: Is required – Please refer to Attachment B

WATERSHEDS: Cottonmouth Creek, North Fork Creek; South Fork Dry Creek–Suburban

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

NEIGHBORHOOD ORGANIZATIONS:

96 – Southeast Corner Alliance of Neighborhoods (SCAN)
 472 – Springfield Meadows Neighborhood Association
 511 – Austin Neighborhoods Council 627 – Onion Creek Homeowners Association
 786 – Home Builders Association of Greater Austin
 774 – Del Valle Independent School District 1005 – Elroy Neighborhood Association
 1037 – Homeless Neighborhood Organization 1075 – Bike Austin
 1195 – Imperial Valley Neighborhood Association
 1200 – Super Duper Neighborhood Objectors and Appealers Organization
 1224 – Austin Monorail Project 1228 – Sierra Club, Austin Regional Group
 1236 – The Real Estate Council of Austin, Inc. 1258 – Del Valle Community Coalition
 1340 – Austin Heritage Tree Foundation 1363 – SEL Texas

SCHOOLS:

The property is within the Austin Independent School District.

Creedmoor Elementary School Ojeda Middle School Del Valle High School

Note: An Educational Impact Statement (EIS) is required. Please refer to Attachment C.

CASE HISTORIES:

There are no recent cases in the vicinity.

RELATED CASES:

The City annexed this area for limited purposes in June 2012 and an interim-rural residential (I-RR) zoning designation was assigned to the area (C7L-2012-004). Full purpose annexation will occur in accordance with the terms of the Strategic Partnership Agreement between the City and Pilot Knob MUD No. 1 through 5. The Agreement states full purpose annexation shall occur no later than December 31, 2047.

A Development Assessment for Pilot Knob PUD was submitted on January 31, 2012 and in accordance with the revised regulations for PUDs, a briefing was presented to Council on June 28, 2012 (CD-2012-0001). On December 5, 2012, the Applicant made a formal application for PUD zoning.

CITY COUNCIL DATE: October 8, 2015

ACTION:

ORDINANCE READINGS: 1st

2nd

3rd

ORDINANCE NUMBER:

CASE MANAGER: Wendy Rhoades
e-mail: wendy.rhoades@austintexas.gov

PHONE: 512-974-7719

SUMMARY STAFF RECOMMENDATION:

The Staff recommendation is to grant planned unit development (PUD) district zoning with the conditions of the Environmental Board Motion 20150813-008c, as shown in Attachment A, and as shown in the Land Use Plan as provided in Exhibit C, and supporting Exhibits D through S.

The Restrictive Covenant includes all recommendations listed in the Traffic Impact Analysis memorandum, dated September 17, 2015, as provided in Attachment B.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

1. The proposed zoning should be consistent with the purpose statement of the district sought.

The Planned Unit Development (PUD) zoning district is intended for large or complex developments under unified control, planned as a single contiguous project. The PUD is intended to allow single or multi-use projects within its boundaries and provides greater design flexibility for development proposed within the PUD. Use of the PUD district should result in development superior to that which would occur using conventional zoning and subdivision regulations. PUD zoning is appropriate if the development enhances preservation of the natural environment; encourages high quality development and innovative design; and ensures adequate public facilities and services for development within the PUD.

2. Zoning changes should result in a balance of land uses, provides an orderly and compatible relationship among land uses, and incorporates environmental protection measures.

Given the number and breadth of items offered in the PUD that exceed current code standards, Staff believes the proposal can result in superior development along a major street in southern Travis County. Therefore, Staff recommends PUD zoning based on the following factors in Affordable Housing, Art, Commercial Design Standards, Environment and Landscaping, Green Building, Location, Parkland and Open Space, Public Facilities, Transportation and Connectivity, and Utility Facilities that make this project superior:

Affordable Housing

- Provide 10% of owner occupied units at 80% Median Family Income at the initial offering for sale
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Art

- Participate in the Art in Public Places Program. The Public Art Master Plan identifies opportunities, guiding principles and locations within the PUD for outdoor

art installations to be implemented and managed by the Developer. All subsequent operations and maintenance of the artwork will be the responsibility of the Developer.

Commercial Design Standards

- Compliance with Subchapter E of the City's Land Development Code with only minor project specific exceptions
- Provide pedestrian-oriented uses on the first floor of a multi-story commercial or mixed use building

Environmental and Landscaping

- Restore Critical Water Quality Zones with the use of native prairie grass and riparian tree species
- Use of green water quality controls, including biofiltration ponds and rain gardens
- Protect or mitigate all of the 64 acre drainage area.
- Provide a minimum 50 foot wide setback for unclassified waterways with a drainage area of 32 acres.
- Restore riparian vegetation along portions of Cottonmouth Creek which are degraded CWQZ areas
- Provide a tree care plan
- When reclaimed water is available to the Pilot Knob PUD, reclaimed water shall be used for irrigation in open space areas where economically feasible, subject to any applicable water use restrictions imposed by the City. Reclaimed water shall not be used for irrigation in CWQZs, CEF buffers, or floodplain.

Green Building

- All buildings within the PUD will be constructed to achieve two star rating or greater under the City's Austin Energy Green Building Program or such buildings will be constructed in a manner to sufficient to achieve a reasonably equivalent rating under another program approved by the City.

Location

- Partially located within the boundaries of a Town Center which is a mid-sized activity center outlined in the Imagine Austin Growth Concept Map.
- Clusters density by way of a corridors and centers plan

Parkland and Open Space

- Providing a minimum of 400 acres of open space, including parkland.
- Parkland requirements will be based on ten acres per 1,000 residents, instead of current code, which is based on five acres per 1,000 residents
- Fiscal or parkland improvements in the amount of \$400 per residential living unit equivalent (LUE) will be provided, which is double the amount recommended in the Parks and Recreation Board Guidelines.

Public Facilities

- Dedication of land for two school sites, including bring water, wastewater and streets to the site at no cost to the Del Valle ISD
- Dedication of a 2-net buildable acre site for a future City of Austin Fire / EMS station
- Designation of a 10 acre site for a future intermodal transfer station and related public transportation facilities for market price sale to the City / Capital Metro

Transportation and Connectivity

- Provide right-of-way for arterial street alignments in accordance with the CAMPO 2035 Transportation Plan
- Provide bike lanes on all roads that are designated as primary collector or higher
- Provide a minimum of 10 miles of publicly accessible trails, connected to sidewalks, pedestrian ways and the vehicular transportation network
- Compliance with the Complete Streets policy on: 1) typical street cross-sections; 2) Standards for internal blocks and street connections; 3) Sidewalks, Trails and Streetscape Standards; and 4) Bicycle improvements and amenities

Utility Facilities

- Provide oversized major water and wastewater facilities, including gravity interceptors, lift stations and force mains for over 14 projects. The pro rata share of these non-recoverable improvements for the benefit of the City totals approximately \$3.76 million in 2012 dollars.

EXISTING CONDITIONS**Site Characteristics**

The PUD site is currently undeveloped and has historically been used for agriculture. The site primarily consists of cropland used for hay production, native rangeland, and abandoned cropland with wooded corridors along fencerows. The topography is gently rolling, with elevations ranging from 530 to 676 feet above mean sea level. Slopes range between 0 and 15 percent on approximately 99.7 percent of the property (2,211 acres). There are approximately 5.5 acres of slopes between 15 and 25 percent, 0.4 acres of slopes between 25 and 35 percent, and 0.02 acres of slopes greater than 35 percent. The property has predominately clayey soils.

The majority of the site consists of upland range vegetation, including Japanese brome, King Ranch bluestem, silver bluestem, horsemint, giant ragweed, sumpweed, goldenrod, Texas wintergrass, and Johnson grass. Upland woody vegetation includes hackberry, Ashe juniper, mesquite, mustang grape, eastern red cedar, and gum bumelia. Bottomland woody vegetation includes cottonwood, chinaberry, black willow, hackberry, boxelder, and giant ragweed.

Critical Environmental Features/Endangered Species Habitat

An Environmental Assessment (EA) was prepared for project site by Jacobs Engineering in October 2012. The EA identified 15 critical environmental features (CEFs) within the PUD

site, including 10 ponds and five herbaceous wetlands. The EA also evaluated the property for suitable habitat for state and federally listed endangered, threatened, or candidate species. Neither the listed species nor their critical habitat was observed on site during the field reconnaissance process.

Impervious Cover

The proposed percentages of impervious cover are as follows: up to 5% for open space areas; up to 20% for improved parkland; up to 73% for areas interior to the PUD; up to 90% for the southeast corner of McKinney Falls Parkway and William Cannon Drive and up to 95% for areas along portions of William Cannon Drive, Slaughter Lane, FM 1625 and US Highway 183. The average impervious cover in the PUD area is 65 percent.

Comprehensive Planning

The proposed Pilot Knob PUD is a 2,214 acre site located within a larger 3,070 acre project planning area. Pilot Knob is planned to be a walkable, mixed use residential community with a Town Center and Employment Center focused on the US 183 frontages. The proposed project calls for 14,300 dwelling units and 5,350,000 square feet of civic, commercial, and industrial space. This zoning case is not located within the boundaries of a neighborhood planning area. This zoning case is bounded by future expansion of William Cannon Drive to the north, McKinney Fall Parkway and Thaxton Road to the west, and US 183 and FM 1625 to the east. The southern boundary of this project is not defined by a road edge but the planning area of this project extends one mile to the south of future expansion of Slaughter Lane, when once completed, will bisect the site.

The Imagine Austin Growth Concept Map, found in the Imagine Austin Comprehensive Plan (IACP) identifies this project as being partially located within the boundaries of a **Town Center**. Town Centers are the mid-sized of the three activity centers outlined in the Growth Concept Map. It is less urban than a regional center, but more dense than a neighborhood center. These centers will have a variety of housing types and a range of employers with regional customer and employee bases, and provide goods and services for the center as well as the surrounding areas. The buildings found in a town center will range in size from one-to three-story houses, duplexes, townhouses, and rowhouses, to low-to midrise apartments, mixed use buildings, and office buildings. These centers will also be important hubs in the transit system. Town centers will range in size between approximately 10,000-30,000 people and 5,000-20,000 new jobs.

The following Imagine Austin policies are taken from Chapter 4 of the IACP, which specifically discusses mixed use development and promoting a compact and connected city:

- **LUT P1.** Align land use and transportation planning and decision-making to achieve a compact and connected city in line with the growth concept map.
- **LUT P3.** Promote development in compact centers, communities, or along corridors that are connected by roads and transit that are designed to encourage walking and bicycling, and reduce health care, housing and transportation costs.

- **LUT P5.** Create healthy and family-friendly communities through development that includes a mix of land uses and housing types and affords realistic opportunities for transit, bicycle, and pedestrian travel and provides both community gathering spaces, parks and safe outdoor play areas for children.
- **LUT P10.** Direct housing and employment growth to activity centers and corridors, and preserving and integrating existing affordable housing where possible.
- **N P1.** Create complete neighborhoods across Austin that have a mix of housing types and land uses, affordable housing and transportation options, and access to schools, retail, employment, community services, and parks and recreation options.

Based on the property being located within and adjoining a Town Center as identified on the IACP Growth Concept Map, and the Imagine Austin policies referenced above, staff believes that this proposed project is supported by the Imagine Austin Comprehensive Plan.

Environmental

Please refer to Attachment A.

Transportation

Please refer to Attachment B.

Water and Wastewater

In accordance with the consent agreement, the City will be the sole provider of water and wastewater services within the Municipal Utility District and will provide water / wastewater services to customers within the District in the same manner and conditions that the City provides these services to other retail customers within its corporate limits.

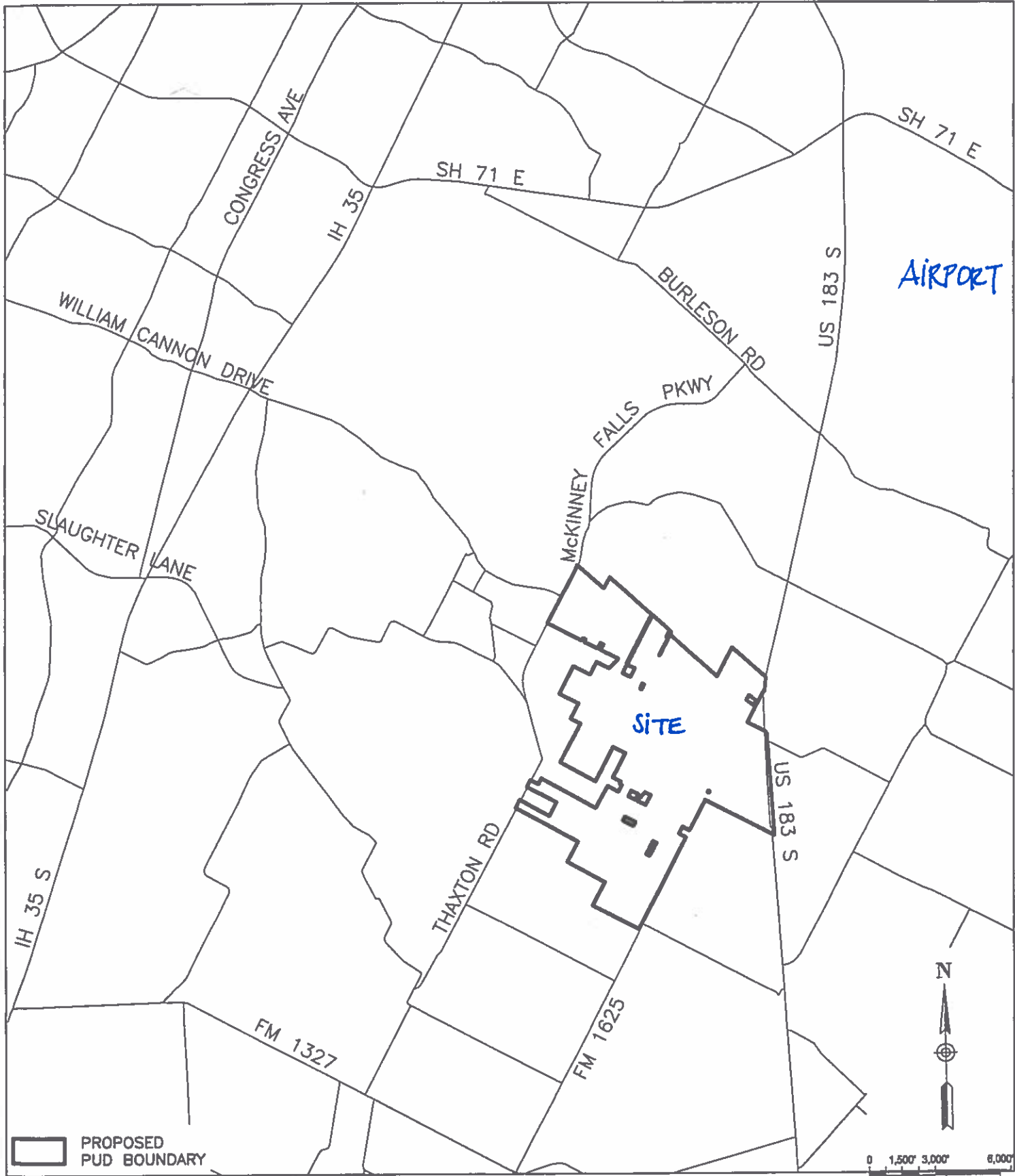
The landowner, at his own expense, will be responsible for providing the water and wastewater utility improvements, offsite main extensions, system upgrades, utility relocations and or abandonments required. Each lot in the PUD shall have separate wastewater taps, separate water meters, and their respective private water and wastewater service lines shall be positioned or located in a manner that will not cross lot lines. No lot shall be occupied until the structure is connected to the City of Austin water and wastewater utility system. The water and wastewater plan must be in accordance with the City of Austin utility design criteria. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

Subdivision

Applications for subdivision preliminary plan(s) and final subdivision plat(s) will be need to be approved prior to approval of any site plan or issuance of any development permit.

Site Plan

Site plans will be required for any new development other than single-family or duplex residential.

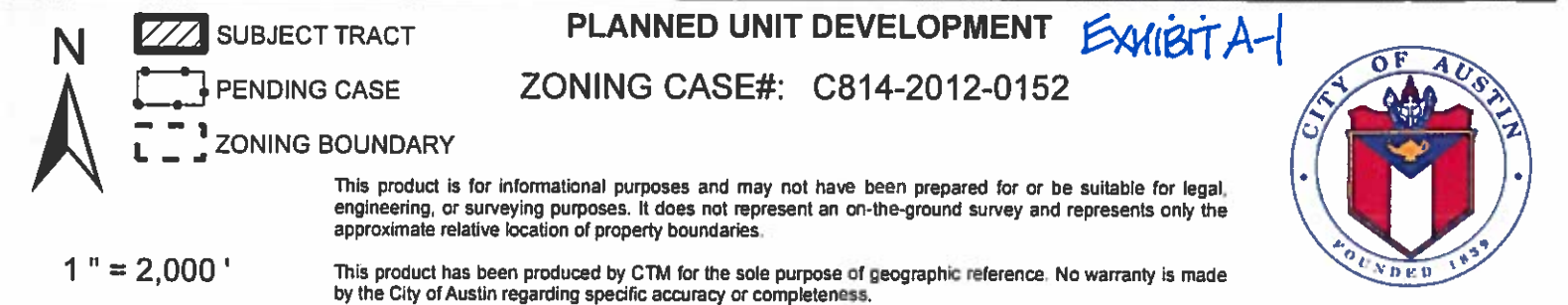


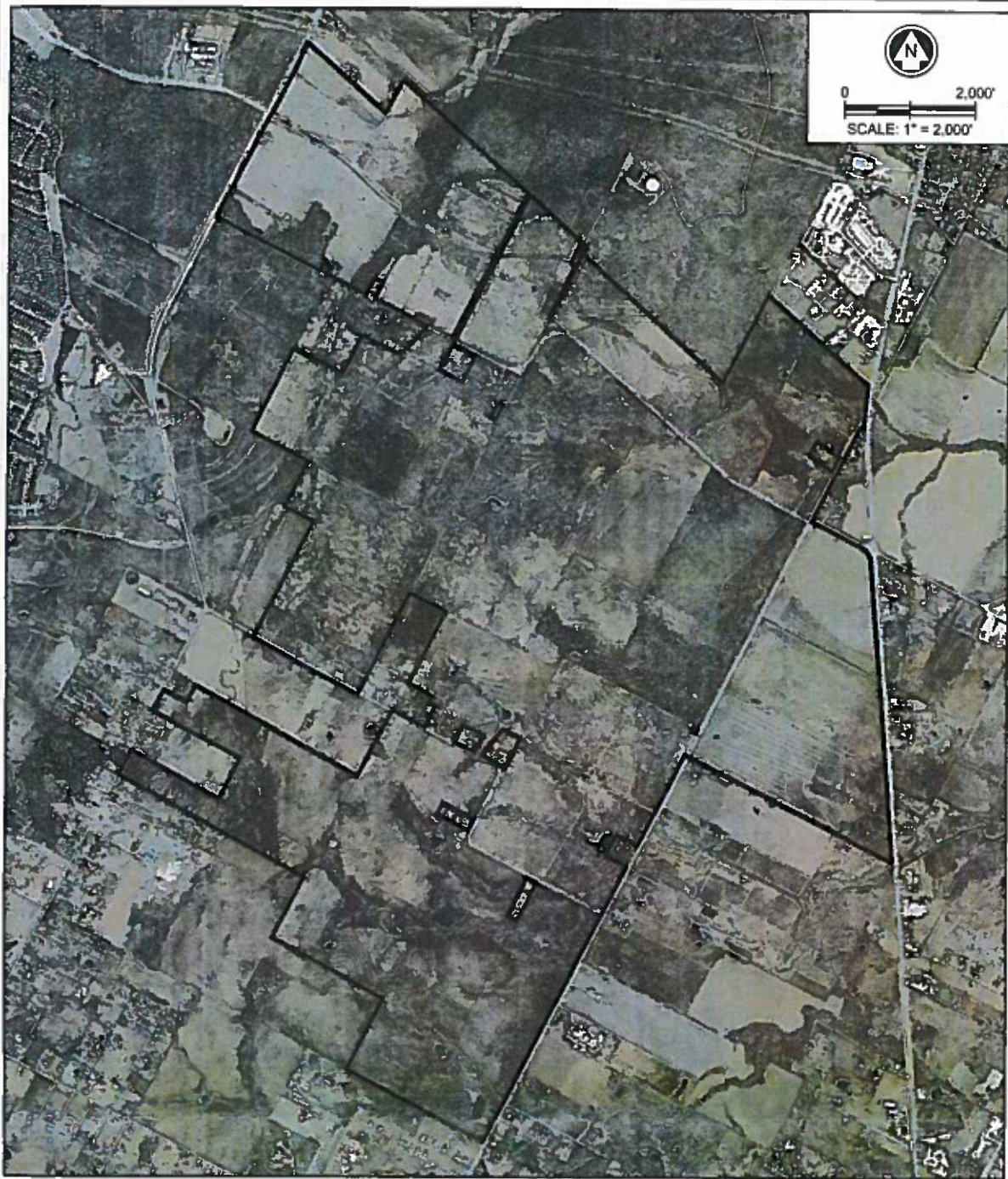
PELTON
LAND SOLUTIONS

110 WILD BASIN RD, STE. 200A | AUSTIN, TX 78748 | 512-831-7700

VICINITY MAP *Exhibit A*

PILOT KNOB PLANNED UNIT DEVELOPMENT





PELTON
LAND SOLUTIONS

7004 RICE CREEK ROAD
BUILDING 2, SUITE 100
AUSTIN, TX 78748
812-431-7700, TX PERM NO 12207

AERIAL EXHIBIT
**PILOT KNOB
PLANNED UNIT DEVELOPMENT**

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EXHIBIT A-2

EXHIBIT C

Project Area

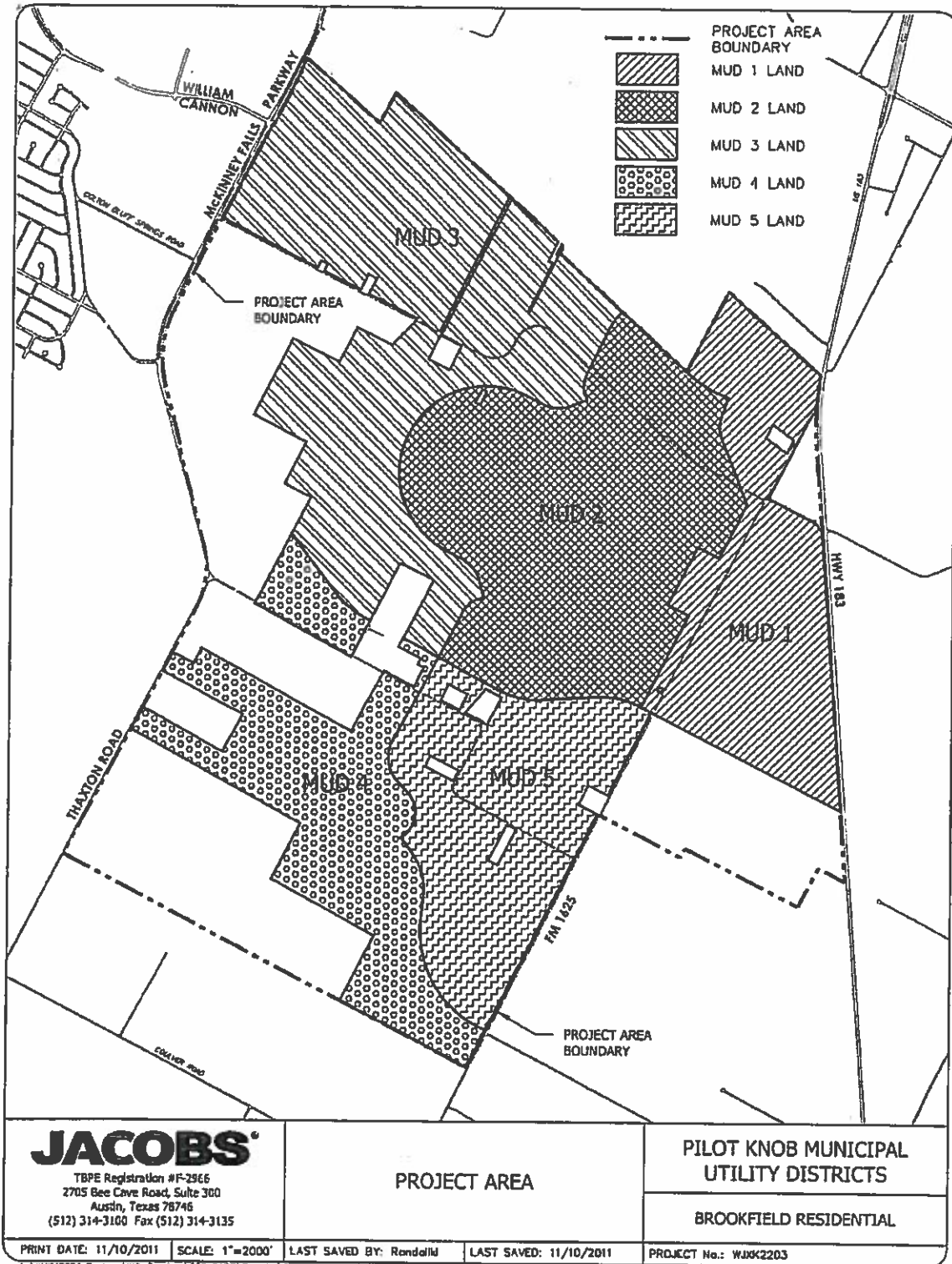


EXHIBIT A-3

PILOT KNOB PLANNED UNIT DEVELOPMENT SUPERIORITY TABLE

August 12, 2015

TIER ONE PUD REQUIREMENTS			
LDC Reference: Chapter 25-2, Subch. B, Div. 5	Subject	Code Requirement	Pilot Knob PUD Meets or Exceeds This PUD Requirement As Follows:
2.3.1.A.		Meet the objectives of the City code	Pilot Knob PUD meets the objectives of the City code.
2.3.1.B.		Provide for development standards that achieve equal or greater consistency with the goals in Section 1.1 (<i>General Intent</i>) than development under the regulations in the Land Development Code. Section 1.1 states that "[t]his division provides the procedures and minimum requirements for a planned unit development zoning district to implement the goals of preserving the natural environment, encouraging high quality development and innovative design, and ensuring adequate public facilities and services.	<p>In 2012, five Pilot Knob MUDs were approved. For simplicity through this spreadsheet, the five MUDs will be called the "District" and the Pilot Knob PUD will be called the "Project".</p> <p>Through the MUD consent process, it was agreed that the major water and wastewater facilities would be oversized for the benefit of the City, with no recoverable costs to the Developer, as shown and described in Exhibits M and N of the Consent Agreement:</p> <ol style="list-style-type: none"> 1. Cottonmouth Gravity Interceptor, Offsite Section 2 2. PK Pumplover Lift Station 3. PK Pumplover Force Main 4. Cottonmouth Gravity Interceptor South Extension 5. Parallel Wende Road Force Main 6. South Fork at FM 1625 Lift Station 7. South Fork at FM 1625 Force Main 8. South Fork at Hwy 183 Lift Station 9. South Fork at Hwy 183 Force Main 10. North Fork at Hwy 183 Lift Station 11. North Fork at Hwy 183 Force Main 12. East-West Gravity Interceptor 13. 24 inch (O/S) South Zone 14. 24 inch (O/S) South Zone <p>The pro rata share of these non-recoverable improvements for the benefit of the City totals approximately \$3.76 million in 2012 dollars. In addition to providing these facilities, below is a summary of how the Project provides development standards to meet and exceed the PUD intent goals of preserving the natural environment, encouraging high quality development and innovative design, and ensuring adequate public facilities and services.</p>
2.3.1.C.	Open Space	Provide a total amount of open space that equals or exceeds 10 percent of the residential tracts, 15 percent of the industrial tracts, and 20 percent of the nonresidential tracts within the PUD, except that 1. a detention or filtration area is excluded from the calculation unless it is designed and maintained as an amenity, and 2. the required percentage of open space may be reduced for urban property with characteristics that make open space infeasible if other community benefits are provided	<p>Open space provided = a minimum of 300 acres, as described in the MUD consent agreement.</p> <p>Total open space required: 226.75 acres, based on the assumed land uses.</p> <p>Open space and parkland provided = a minimum of 400 acres per the MUD. Additional parkland will be required, depending on the residential density.</p> <p>Of the 400 acres, 185.4 acres are in the floodplain, 20 acres are CEF buffers, and there are zero acres that are additional CWQZ outside of the floodplain.</p>
2.3.1.D.	Green Building	Comply with the City's Planned Unit Development Green Building Program	All buildings within the PUD will be constructed in a manner to achieve two stars or greater under the City's Austin Energy Green Building Program (or such buildings will be constructed in a manner sufficient to achieve a reasonably equivalent rating under another program approved by the City).
2.3.1.E.	Neighborhood Plans, Historic Areas, Compatibility	Be consistent with applicable neighborhood plans, neighborhood combining district regulations, historic area and landmark regulations, and compatible with adjacent property and land uses	There are no applicable neighborhood plans, neighborhood combining district regulations, historic areas, or landmark regulations. The PUD is compatible with the adjacent property and land uses.

EXHIBIT B-1

PILOT KNOB PLANNED UNIT DEVELOPMENT SUPERIORITY TABLE

August 12, 2015

LDC Reference: Chapter 25-2, Subch. B, Div. 5	Subject	Code Requirement	Pilot Knob PUD Meets or Exceeds This PUD Requirement As Follows:
2.3.1.F.	Environmental Preservation	Provide for environmental preservation and protection relating to air quality, water quality, trees, buffer zones and greenbelt areas, critical environmental features, soils, waterways, topography, and the natural and traditional character of the land	<p>As part of the MUD consent agreements, the project began its preservation of the natural environment by agreeing to implement the City's recommendation of preservation of creek buffers for waterways with a drainage area of 64 to 320 acres, when this was not part of the City's code. Although this is no longer considered environmentally superior, since it has since been incorporated into the City's code, it was considered environmentally superior in 2012 when it was agreed to. In addition, it set a positive precedent for this language being incorporated into the City's code and it being a viable tool that developers could perform.</p> <p>The Pilot Knob PUD includes the restoration of CWQZ areas with the use of native prairie grass and riparian tree species, use of green water quality controls, additional open space, parkland, and trails, as well as incorporation of green building measures such as water saving interior building fixtures and outdoor irrigation systems. These are discussed in more detail in the Tier 2 section below.</p>
2.3.1.G.	Public Facilities	Provide for public facilities and services that are adequate to support the proposed development including school, fire protection, emergency service, and police facilities.	<p>The PUD includes the following public facilities:</p> <ol style="list-style-type: none"> 1. Donation of land for two school sites, which includes bringing water, wastewater, and streets to the two sites at no cost to Del Valle ISD. 2. Donation of up to two usable acres of land to the City for a fire/EMS site. 3. Designation of a ten acre site for a future intermodal transfer station and related public transportation facilities for market price sale to the City/Capital Metro.
2.3.1.H.	Landscaping	Exceed the minimum landscaping requirements of the City Code.	<p>As part of the MUD consent agreement, the project agreed to provide a tree care plan, prepared by a certified arborist to be provided for construction-related impacts within the critical root zone of all trees which are required to be preserved, prior to this requirement being added to the City's code.</p> <p>Landscaping requirements will be exceeded since planted trees for landscape requirements will come from Appendix F of the Environmental Criteria Manual, or as approved by the City.</p> <p>Upon reclaimed water being brought to undeveloped areas of the Project, reclaimed water shall be used for irrigation in open space areas where such use is economically feasible, subject to any applicable water use restrictions imposed by the City. However, no reclaimed water will be used in the floodplain or CWQZ.</p>
2.3.1.I.	Transportation, Connectivity	Provide for appropriate transportation and mass transit connections to areas adjacent to the PUD district and mitigation of adverse cumulative transportation impacts with sidewalks, trails, and roadways.	<p>Connectivity to the surrounding roadway network is provided in a way to facilitate transportation and mass transit connections.</p> <p>A ten acre site for a future intermodal transfer station and related public transportation facilities will be designated for market price sale to the City/Capital Metro.</p> <p>ROW for arterial street alignments in accordance with the Capital Area Metropolitan Planning Organization (CAMPO) 2035 Transportation Plan or successor plan are being provided.</p> <p>Construction of arterial streets and other transportation improvements identified in the TIA shall be funded, based on a pro-rata share.</p> <p>A minimum of ten miles of trails will be provided. These will be connected to the sidewalks, pedestrian ways, and vehicular transportation network.</p> <p>Where rear property lines of single family residences are adjacent to William Cannon Drive, Slaughter Lane, McKinney Falls Parkway, and FM 1625, funding and construction of aesthetically pleasing walls, subject to review and approval of the City shall be provided.</p>
2.3.1.J.	Prohibit Gated Roadways	Prohibit gated roadways	The PUD will only allow gated roadways for retirement homes and active adult communities, provided that connectivity for pedestrian and bicycle uses is maintained.

PILOT KNOB PLANNED UNIT DEVELOPMENT SUPERIORITY TABLE

August 12, 2015

LDC Reference: Chapter 25-2, Subch. B, Div. 5	Subject	Code Requirement	Pilot Knob PUD Meets or Exceeds This PUD Requirement As Follows:
2.3.1.K.	Historical Preservation	Protect, enhance, and preserve areas that include structures or sites that are of architectural, historical, archaeological, or cultural significance	There are no structures or sites that are of architectural, historical, archaeological, or cultural significance.
2.3.1.L.	PUD Size	Include at least 10 acres of land, unless the property is characterized by special circumstances, including unique topographic constraints	The PUD is approximately 2216.64 acres in size.
2.3.2.A.	Commercial Design Standards	Comply with Chapter 25-2, Subchapter E (<i>Design Standards and Mixed Use</i>)	The Pilot Knob PUD will comply with Subchapter E of the City's Land Development Code, with only minor project specific exceptions.
2.3.2.B.	Commercial Design Standards	Inside the urban roadway boundary depicted in Figure 2, Subchapter E, Chapter 25-2 (<i>Design Standards and Mixed Use</i>), comply with the sidewalk standards in Section 2.2.2., (<i>Core Transit Corridors: Sidewalks And Building Placement</i>)	N/A - The project is not located within the urban roadway boundary depicted in Figure 2
2.3.2.C.	Commercial Design Standards	Contain pedestrian-oriented uses as defined in Section 25-2-691(C) (<i>Waterfront Overlay District Uses</i>) on the first floor of a multi-story commercial or mixed use building.	The Pilot Knob PUD will comply with pedestrian-oriented uses on the first floor of a multi-story commercial or mixed use building.

2.4 TIER TWO PUD REQUIREMENTS

LDC Reference: Chapter 25-2, Subch. B, Div. 5	Subject	Code Criteria	Additional Tier Two Requirements Pilot Knob PUD Meets or Exceeds
	Open Space	Provides open space at least 10% above the requirements of Section 2.3.1.A. (Minimum Requirements). Alternatively, within the urban roadway boundary established in Figure 2 of Subchapter E of Chapter 25-2 (Design Standards and Mixed Use), provide for proportional enhancements to existing or planned trails, parks, or other recreational common open space in consultation with the Director of the Parks and Recreation Department.	<p>Open space provided = a minimum of 300 acres, as described in the MUD consent agreement.</p> <p>Total open space required: 226.75 acres, based on the assumed land uses. Ten percent above this requirement totals 249.43 acres.</p> <p>Open space and parkland provided = a minimum of 400 acres per the MUD. Additional parkland will be required, depending on the residential density. Of the 400 acres, 185.4 acres are in the floodplain, 20 acres are CEF buffers, and there are zero acres that are additional CWQZ outside of the floodplain.</p> <p>Parkland requirements will be based on ten acres per 1,000 residents, instead of current Code, which is based on a requirement of five acres per 1,000 residents.</p> <p>A minimum of 100 acres of parkland will be provided, even if the residential density does not require that amount.</p> <p>A minimum of ten miles of publicly accessible trails will be provided. The trails will vary in width between four and 12 feet, and will include a combination of concrete sidewalk, crushed granite, and natural slopes. The trail system will attempt to connect to the McKinney Falls trail.</p> <p>The Parks and Recreation Board Guidelines for Parkland and Recreation Facility Standards For Municipal Utility Districts, adopted November 27, 1984, recommends a fee of \$200 for each residential Living Unit Equivalent (LUE) for the provision of parkland improvements. The PUD will post fiscal or develop parkland improvements totaling at least \$400 per residential LUE. It is estimated that this will total \$3.6 million of parkland improvements, based on the expected density.</p>
	Environment / Drainage	<p>Complies with current code instead of asserting entitlement to follow older code provisions by application of law or agreement.</p> <p>Provides water quality controls superior to those otherwise required by code.</p>	<p>All submittals occurring after the approval of the Pilot Knob PUD propose to comply with current code, in effect at the time of development application, except as amended by the PUD, and not assert entitlements to follow older code provisions.</p> <p>N/A</p>

PILOT KNOB PLANNED UNIT DEVELOPMENT SUPERIORITY TABLE

August 12, 2015

LDC Reference: Chapter 25-2, Subch. B, Div. 5	Subject	Code Requirement	Pilot Knob PUD Meets or Exceeds This PUD Requirement As Follows:
		Uses green water quality controls as described in the Environmental Criteria Manual to treat at least 50 percent of the water quality volume required by code	When the MUD consent agreements were approved in 2012, it was agreed that in all phases of development, the Developer will provide green water quality controls superior to those otherwise required by Austin City Code by providing innovative controls listed in ECM Section 1.6.7 or other as approved by the Watershed Protection Department. Although this item is no longer considered to be environmentally superior, since it has since been incorporated into the City's code, this project set a positive precedent for this language being incorporated into the City's code and it being a viable tool that developers could perform. The Project will use green water quality controls as described in Environmental Criteria Manual (ECM) Section 1.6.7 to treat 100% of the water quality volume required by code. Per ECM Section 1.6.7, green water quality controls may include, but not be limited to biofiltration ponds, rain gardens, and other non-required vegetation.
		Provides water quality treatment for currently untreated, developed off-site areas of at least 10 acres in size.	N/A
		Reduces impervious cover by five percent below the maximum otherwise allowed by code or includes off-site measures that lower overall impervious cover within the same watershed by five percent below that allowed by code	N/A
		Provides minimum 50-foot setback for at least 50 percent of all unclassified waterways with a drainage area of 32 acres.	As part of the MUD consent agreements, the project began its preservation of the natural environment by agreeing to implement the City's recommendation of preservation of creek buffers for waterways with a drainage area of 64 to 320 acres, when this was not part of the City's code. Although this is no longer considered environmentally superior, since it has since been incorporated into the City's code, it was considered environmentally superior in 2012 when it was agreed to. In addition, it set a positive precedent for this language being incorporated into the City's code and it being a viable tool that developers could perform. One hundred percent of the 64 acre drainage areas will be either protected or mitigated per the MUD Consent Agreement. This equates to approximately 39,555 linear feet of buffered headwaters (approximately 88 acres), as shown in Exhibit F-2 of the MUD Consent Agreement. The linear feet of creeks within the PUD which have a drainage area between 32 and 64 acres is 10,900 linear feet. This means that a minimum of 78.3 percent of the drainage areas between 32 and 320 acres will be either protected or mitigated. As noted above, at the time of the MUD approval, there were no requirements for preservation of creek buffers. In some instances, the PUD will provide a minimum 50 foot setback for unclassified waterways with a drainage area of 32 acres. However, at this time it is not possible to quantify the exact amount. As an example, Easton Park Section 1C, which is currently in review with the City, has 1,000 linear feet of 50 foot buffer for the unclassified waterway with a drainage area of 32 acres.
		Provides volumetric flood detention as described in the Drainage Criteria Manual	N/A - Per the MUD consent agreement, "[i]n all phases of development, the Developer agrees to... 4. provide volumetric flood control detention if feasible."
		Provides drainage upgrades to off-site drainage infrastructure that does not meet current criteria in the Drainage or Environmental Criteria Manuals, such as storm drains and culverts that provide a public benefit	N/A
		Proposes no modifications to the existing 100-year floodplain.	N/A
		Uses natural channel design techniques as described in the Drainage Criteria Manual	The Project is required to comply with natural channel design techniques, which are superior to the Drainage Criteria Manual. These are described in Exhibit F of the MUD Consent agreement, as well as restated in Exhibit S of the PUD.

PILOT KNOB PLANNED UNIT DEVELOPMENT SUPERIORITY TABLE

August 12, 2015

LDC Reference: Chapter 25-2, Subch. B, Div. 5	Subject	Code Requirement	Pilot Knob PUD Meets or Exceeds This PUD Requirement As Follows:
		Restores riparian vegetation in existing, degraded Critical Water Quality Zone areas.	<p>The Pilot Knob PUD is restoring riparian vegetation for all intermediate and major waterways in the CWQZ.</p> <p>-The condition of all CWQZ for intermediate and major waterways shall be assessed using the Zone 2 functional assessment methodology described in Appendix X of the Environmental Criteria Manual. (Zone 2 is the area from the edge of the active channel to the edge of the CWQZ.)</p> <p>-All CWQZs found to be in "Poor (1)" or "Fair (2)" condition shall be restored to "Good (3)" or "Excellent (4)" condition, CWQZs found to be in "Good (3)" or "Excellent (4)" condition shall not be disturbed except as otherwise allowed by code and this PUD ordinance.</p> <p>-The applicant shall prepare a Riparian Restoration Plan demonstrating that all parameters of the Appendix X "Scoring: Zone 2 - Critical Water Quality Zone" table shall be raised to "Good (3)" or "Excellent (4)" condition.</p> <p>-The Zone 2 functional assessment of existing conditions and the Riparian Restoration Plan shall be submitted, reviewed, and approved with each residential subdivision or commercial site plan that includes CWQZ for intermediate and major waterways.</p>
		Removes existing impervious cover from the Critical Water Quality Zone.	N/A
		Preserves all heritage trees, preserves 75% of the caliper inches associated with native protected size trees, and preserves 75% of all of the native caliper inches.	N/A
		Tree plantings use Central Texas seed stock native and with adequate soil volume.	The Project will utilize Central Texas seed stock and provide adequate soil volume. Planted trees for landscape requirements will come from Appendix F of the Environmental Criteria Manual, or as approved by the City, which was specified in the MUD consent agreement.
		Provides at least a 50 percent increase in the minimum waterway and/or critical environmental feature setbacks required by code.	N/A
		Clusters impervious cover and disturbed areas in a manner that preserves the most environmentally sensitive areas of the site that are not otherwise protected.	N/A
		Provides porous pavement for at least 20 percent or more of all paved areas for non-pedestrian in non-aquifer recharge areas.	N/A
		Provides porous pavement for at least 50 percent or more of all paved areas limited to pedestrian use.	N/A
		Provides rainwater harvesting for landscape irrigation to serve not less than 50% of the landscaped areas.	N/A
		Directs stormwater runoff from impervious surfaces to a landscaped area at least equal to the total required landscape area.	N/A

PILOT KNOB PLANNED UNIT DEVELOPMENT SUPERIORITY TABLE

August 12, 2015

LDC Reference: Chapter 25-2, Subch. B, Div. 5	Subject	Code Requirement	Pilot Knob PUD Meets or Exceeds This PUD Requirement As Follows:
		Employs other creative or innovative measures to provide environmental protection.	<p>1. An integrated pest management plan will be developed for commercial, residential, and open space areas, and residential property owners will be educated regarding integrated pest management and "Grow Green Earth-Wise" requirements. The IPM will be submitted with each subdivision or site plan application. Copies of the IPM plan will be provided to single family homeowners and all other commercial property owners.</p> <p>2. Restrictive covenants will require toilets, bathroom sink faucets and shower heads that are labeled as meeting the standards of the EPA WaterSense program or a comparable program approved by the Developer and the City, be installed in all residential buildings within the District.</p> <p>3. Restrictive covenants will require that all residential irrigation system components are certified as meeting the standards of the EPA WaterSense program or a comparable program approved by the Developer and the City.</p> <p>4. Land uses that contribute to air or water quality pollutants, such as equipment repair services, equipment sales, exterminating services, recreational equipment maintenance and storage, recreational equipment sales, scrap and salvage, vehicle storage, aviation facilities, basic industry, recycling center, and animal production are prohibited everywhere in the PUD. Multiple other uses are prohibited in the areas within the PUD with residential uses.</p>
	Austin Green Builder Program	Provides a rating under the Austin Green Builder Program of three stars or above.	N/A
	Art	Provides art approved by the Art in Public Places Program in open spaces, either by providing the art directly or by making a contribution to the City's Art in Public Places Program or a successor program.	The Pilot Knob project will participate in the Art in Public Places program, as specified in the MUD Consent Agreement. Proposed locations are shown on Exhibit R of the PUD.
	Great Streets	Complies with City's Great Streets Program, or a successor program. Applicable only to commercial, retail, or mixed-use development that is not subject to the requirements of Chapter 25-2, Subchapter E (Design Standards and Mixed Use).	N/A - This Project is subject to the Commercial Design Standards.
	Community Amenities	<p>Provides community or public amenities, which may include spaces for community meetings, community gardens or urban farms, day care facilities, non-profit organizations, or other uses that fulfill an identified community need.</p> <p>Provides publicly accessible multi-use trail and greenway along creek or waterway.</p>	<p>The PUD includes the following public facilities:</p> <p>1. Donation of land for two school sites, which includes bringing water, wastewater, and streets to the two sites at no cost to Del Valle ISD.</p> <p>2. Donation of up to two usable acres of land to the City for a fire/EMS site.</p> <p>3. Designation of a ten acre site for a future intermodal transfer station and related public transportation facilities for market price sale to the City/Capital Metro.</p> <p>4. The Parks and Recreation Board Guidelines for Parkland and Recreation Facility Standards For Municipal Utility Districts, adopted November 27, 1984, recommends a fee of \$200 for each residential Living Unit Equivalent (LUE) for the provision of parkland improvements. The PUD will post fiscal or develop parkland improvements totaling at least \$400 per residential LUE. It is estimated that this will total \$3.6 million of parkland improvements, based on the expected density.</p> <p>A minimum of ten miles of publicly accessible trails will be provided. The trails will vary in width between four and 12 feet, and will include a combination of concrete sidewalk, crushed granite, and natural slopes. The trail system will attempt to connect to the McKinney Falls trail.</p>
	Transportation	Provides bicycle facilities that connect to existing or planned bicycle routes or provides other multi-modal transportation features not required by code.	The Pilot Knob project will provide bike lanes in all roads that are primary collector or above, pending Travis County approval. This is in accordance with the MUD consent agreement.
	Building Design	Exceeds the minimum points required by the Building Design Options of Section 3.3.2. of Chapter 25-2, Subchapter E (Design Standards and Mixed Use).	The Project will encourage commercial properties to exceed the minimum points required by the Building Design Options of Section 3.3.2. of Chapter 25-2, Subchapter E.

PILOT KNOB PLANNED UNIT DEVELOPMENT SUPERIORITY TABLE

August 12, 2015

LDC Reference: Chapter 25-2, Subch. B, Div. 5	Subject	Code Requirement	Pilot Knob PUD Meets or Exceeds This PUD Requirement As Follows:
	Parking Structure Frontage	In a commercial or mixed-use development, at least 75 percent of the building frontage of all parking structures is designed for pedestrian-oriented uses as defined in Section 25-2-691(C) (Waterfront Overlay District Uses) in ground floor spaces.	The Pilot Knob PUD will encourage commercial properties to provide at least 75 percent of the building frontage of all parking structures to be designed for pedestrian-oriented uses in ground floor spaces.
	Affordable Housing	Provides for affordable housing or participation in programs to achieve affordable housing.	<p>The Pilot Knob PUD has agreed to meet the following affordable housing goals.</p> <ol style="list-style-type: none"> 1. Ten percent of the rental units within the Project will be set aside for households with an income level of 60% or less of the median family income (MFI) in the Austin metropolitan statistical area for a period of 40 years from the effective date of the MUD. 2. Ten percent of the owner-occupied units within the Project will be priced, at the time of their initial offering for sale, at a price that is affordable to a household with an income level of 80% of the MFI in the Austin metropolitan statistical area. 3. The Developer will make a financial contribution to the City's affordable housing program equal to two percent of the total "hard" construction cost reimbursements actually received by the Developer out of the proceeds of bonds issued by the District and the other Pilot Knob Districts, up to a maximum total contribution of \$8 million.
	Historic Preservation	Preserves historic structures, landmarks, or other features to a degree exceeding applicable legal requirements.	N/A - There are no historic structures or landmarks on the Project site.
	Accessibility	Provides for accessibility for persons with disabilities to a degree exceeding applicable legal requirements.	The Project will meet all accessibility requirements and seek to exceed these requirements to be sensitive to the needs of persons with disabilities.
	Local Small Business	Provides space at affordable rates to one or more independent retail or restaurant small businesses whose principal place of business is within the Austin metropolitan statistical area.	It is the intent of the Pilot Knob PUD to meet this requirement. However, due to the large size (2216.64 acres) and early stages of the development of the PUD, it is too early to be able to quantify this goal.

**CODE VARIANCE TABLE
PILOT KNOB PLANNED UNIT DEVELOPMENT**

CODE REFERENCE	CURRENT CODE LANGUAGE	PROPOSED PUD LANGUAGE / CODE MODIFICATION
25-1-21 and 30-1-21 DEFINITIONS	Unless a different definition is expressly provided, in this title:...	Sections 25-1-21 and 30-1-21 (<i>Definitions</i>) are modified to add or revise the following terms:
		ACCESS LOT means a lot on a plat that provides joint access for lots that are to be served by only an alley.
		ACTIVE ADULT COMMUNITY is a planned community for residents who have retired from an active working life.
	(4) AMPHITHEATER means an outdoor or open-air structure or manmade area specifically designed and used for assembly of 50 or more people and the viewing of an area capable of being used for entertainment and performances	AMPHITHEATER means the use of a site for the presentation of plays, motion pictures, concerts, or other performances in a seated outdoor area for up to 2,000 people.
		BUFFER ZONE is a setback from the centerline of a BUFFERED WATERWAY in which development is restricted per the provisions of this PUD ordinance.
		BUFFERED WATERWAY is a waterway having a contributing drainage area of less than 320 acres but more than 64 acres.
		COMMON COURTYARD means a lot on a plat that provides street frontage and common green area for lots that are served by only an alley.
		COMMUNITY CENTER means the use of a site for the provision of meeting, recreational, or social activities primarily for the use of neighborhood residents.
		CONSENT AGREEMENT refers collectively to those agreements included as Exhibit B in City of Austin Ordinance Nos. 20120322-031 through -035.
		DISTRICT(s) refers to one (or more) of the Pilot Knob Municipal Utility Districts.
		EMPLOYMENT CENTER means the land use areas identified on Exhibit C: Land Use Plan as EC. The Employment Center land use areas provide for larger scale commercial and employment uses. Regional retail and residential uses, as well as mixed-use buildings, are also permitted.
	(39) FLAG LOT means a lot that abuts a street by means of a strip of land that does not comply with the requirements of this chapter for minimum lot width.	Section 25-1-21(39) (<i>Definitions</i>) is modified for the term flag lot, such that the minimum width of the flag is ten (10) feet for a lot abutting a common open space and an access lot and is to be overlaid with a joint use access easement. Driveway access will be restricted to the joint use access easements.
		LAND USE AREA means the following use categories into which the PUD is divided and as identified on Exhibit C: Land Use Plan - Town Center, Mixed Residential, Employment Center, and Open Space.
		MIXED RESIDENTIAL AREA means the land use areas identified on Exhibit C: Land Use Plan, as MR-1 and MR-2. The Mixed Residential land use areas allow a wide diversity of residential building types, including single family, multi-family as well as sites for office, commercial, civic, and mixed use buildings.
		MANSION HOUSE means a structure on one lot designed to appear like a large single family residence, but that is divided into four to six units, each with an individual entry.
		OPEN SPACE means the land use areas identified on Exhibit C: Land Use Plan as OS. The Open Space land use areas are intended to provide a continuous system of open space for the Pilot Knob PUD community, and include community facilities. Mixed-use buildings are permitted.
		PLAYFIELD means an outdoor sodded or pervious area used for noncommercial recreational uses. Typical uses include baseball, football and soccer fields.
		ROW HOUSE means an attached two or three-story townhouse on its own lot.
		SHOP HOUSE means a row house with a ground level workspace or commercial space and upper level living space.
		TOWN CENTER means the land use area identified on Exhibit C: Land Use Plan as TC-1. The Town Center land use area is a mixed-use district providing neighborhood retail/commercial and service uses along a pedestrian-oriented shopping street and multiple sites for higher density office, residential housing, and civic uses. Mixed use buildings are permitted.
		YARD HOUSE means a detached single-family residence. An accessory dwelling unit may be constructed over the garage.

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25-1, ARTICLE 14. PARKLAND DEDICATION.	(A) Except as provided in Subsections (B) and (C), the parkland dedication requirements apply to: (1) residential subdivisions; (2) site plans with three or more dwelling units; and (3) residential building permits, as provided under Section 25-1-606 (Dedication of Land or Payment In-Lieu at Building Permit)	Chapter 25-1, Article 14. <i>Parkland Dedication.</i> , is modified pursuant to the provisions of Article VIII of the Consent Agreement, such that Exhibit D: Conceptual Parks and Open Space Plan shall satisfy all parkland dedication requirements. In addition, parkland and open space shall be tracked using the attached Exhibit E: Park Land and Open Space Tracking Sheet. Modifications to this document may be made, if agreed upon by the City and the Applicant, without requiring a PUD amendment.
25-2-243 PROPOSED DISTRICT BOUNDARIES MUST BE CONTIGUOUS	(A) Except as provided in Subsection (B), the boundaries of the districts proposed in a zoning or rezoning application must be contiguous. (B) The boundaries of the districts proposed in a zoning application may be noncontiguous if the zoning is initiated by the Council or the Land Use Commission.	Section 25-2-243 (<i>Proposed District Boundaries Must be Contiguous</i>) is modified to allow the property within the PUD to be noncontiguous.
25-2, SUBCHAPTER B, ARTICLE 2, DIVISION 5, SUBPART B, SECTION 2.1	2.1 Compliance Required. An applicant who seeks to have property designated as a PUD zoning district must demonstrate that the proposed development complies with this division.	Chapter 25-2, Subchapter B, Article 2, Division 5, Subpart B, Section 2.1 is modified to allow additional land area that is located within the Project Area, as defined by the Consent Agreement, to be amended into this PUD, without having to demonstrate additional compliance and superiority with this division.
25-2, SUBCHAPTER B, ARTICLE 2, DIVISION 5, SUBPART B, SECTION 2.3.1. D	Minimum Requirements. All PUDs must: comply with the City's Planned Unit Development Green Building Program;	Chapter 25-2, Subchapter B, Article 2, Division 5, Subpart B, Section 2.3.1.D is modified to allow either: a. All buildings within the PUD be constructed in a manner sufficient to achieve a rating of two stars or greater under the City's Austin Energy Green Building Program, or b. Such buildings be constructed in a manner sufficient to achieve a reasonably equivalent rating under another program approved by the City.
25-2, SUBCHAPTER B, ARTICLE 2, DIVISION 5, SUBPART B, SECTION 2.3.1 J	Minimum Requirements. All PUDs must: prohibit gated roadways;	Chapter 25-2, Article 2, Division 5, Subpart B, Section 2.3.1 J is modified to allow gated roadways for all retirement home and active adult communities, provided that connectivity for pedestrian and bicycle uses is maintained.
25-2, SUBCHAPTER B, ARTICLE 2, DIVISION 5, SUBPART B, SECTION 2.3.2.A	Additional Requirements. In addition to the requirements contained in Section 2.3.1 (<i>Minimum Requirements</i>), a PUD containing a retail, commercial, or mixed use development must: comply with Chapter 25-2, Subchapter E (<i>Design Standards And Mixed Use</i>).	Chapter 25-2, Subchapter B, Article 2, Division 5, Subpart B, Section 2.3.2 and Chapter 25-2, Subchapter E are modified as follows:
AND		1. A "block" is clarified as follows:
25-2, SUBCHAPTER E		a. A "block" is a parcel of land defined by streets, internal circulation routes and/or by publicly-accessible pedestrian ways. A "block" may be defined on up to two sides by external property lines, provided that internal circulation routes (ICRs) are stubbed out to an external property line.
		b. A "block" may be measured to and from property lines, right-of-way lines or publicly-accessible pedestrian ways (i.e., easement boundaries).
		c. There may be up to 20 blocks which may be greater than five acres and less than 10 acres each.
		2. All roadways within the PUD and the PUD Planning Area are considered "Suburban Roadways" for purposes of applying Chapter 25-2, Subchapter E regulations, with the exception of Slaughter Lane, which is considered a "Core Transit Corridor".
		3. Chapter 25-2, Subchapter E, Article 2, Section 2.2.2.B.1.b. is modified such that this requirement is subject to Travis County approval.
25-2, SUBCHAPTER B, ARTICLE 2, DIVISION 5, SUBPART B, SECTION 2.5	PLANNED UNIT DEVELOPMENT STANDARDS; DEVELOPMENT BONUSES	Chapter 25-2, Subchapter B, Article 2, Division 5, Subpart B, Section 2.5 is superceded by Article V, Section 5.12 and Exhibit L of the approved Consent Agreement approved as Ordinance Nos. 20120322-031 through -035.
25-2, SUBCHAPTER B, ARTICLE 2, DIVISION 5, SUBPART C, SECTION 3.2	PLANNED UNIT DEVELOPMENT REGULATIONS. 3.2.2.C. For residential uses, a land use plan must include: for multifamily development, the maximum floor to area ratio;	Chapter 25-2, Subchapter B, Article 2, Division 5, Subpart C, Subsection 3.2.2.C is modified such that the site development regulations of Exhibit C: Land Use Plan & Density Table, Exhibit F: Permitted Land Uses, and Exhibit G: Site Development Regulations shall apply.
	3.2.3. Nonresidential Uses. For non- residential uses, a land use plan must include:	

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	B. the maximum floor area ratio, which may not be greater than the maximum floor to area ratio permitted in the most restrictive base zoning district in which proposed use is permitted;	Chapter 25-2, Subchapter B, Article 2, Division 5, Subpart C, Subsection 3.2.3.B is modified such that the site development regulations of Exhibit C: Land Use Plan & Density Table, Exhibit F: Permitted Land Uses, and Exhibit G: Site Development Regulations shall apply.
	D. the minimum front yard and street side yard setbacks, which must be not less than the greater of: 1) 25 feet for a front yard, and 15 feet for a street side yard; or 2) those required by Subchapter C, Article 10 (<i>Compatibility Standards</i>);	Chapter 25-2, Subchapter B, Article 2, Division 5, Subpart C, Subsection 3.2.3.D is modified such that the site development regulations of Exhibit G: Site Development Regulations shall apply.
	E. the number of curb cuts or driveways, which must be the minimum necessary for adequate access to the site;	Chapter 25-2, Subchapter B, Article 2, Division 5, Subpart C, Subsection 3.2.3.E is modified such that the number of curb cuts or driveways shall not apply to this PUD.
25-2-491 PERMITTED, CONDITIONAL, AND PROHIBITED USES.	(A) The table in Subsection (C) provides the permitted and conditional uses for each base district. "P" means a use is a permitted use, "C" means a use is a conditional use, and "X" means a use is prohibited. Endnotes provide additional information.	Section 25-2-491 (<i>Permitted, Conditional, and Prohibited Uses</i>) and Section 25-2-492 (<i>Site Development Regulations</i>) shall be replaced with Exhibit F: Permitted Land Uses.
25-2-492 SITE DEVELOPMENT REGULATIONS.	(A) The table in Subsection (D) establishes the principal site development regulations for each zoning district.	Section 25-2-491 (<i>Permitted, Conditional, and Prohibited Uses</i>) and Section 25-2-492 (<i>Site Development Regulations</i>) shall be replaced with Exhibit C: Land Use Plan & Density Table, Exhibit F: Permitted Land Uses, and Exhibit G: Site Development Regulations shall apply.
25-2-517 REQUIREMENTS FOR AMPHITHEATERS.	(A) Construction of an amphitheater that is associated with a civic or residential use requires a site plan approved under Section 25-5, Article 3 (Land Use Commission Approved Site Plans), regardless of whether the amphitheater is part of a principal or accessory use. Review of the site plan is subject to the criteria in Section 25-5-145 (Evaluation Criteria) and the notice requirements of Section 25-5-144 (Public Hearing and Notice).	Section 25-2-517 (Requirements for Amphitheaters) is modified such that a Land Use Commission approval is not required.
25-2-812(C)(2) MOBILE FOOD ESTABLISHMENTS.	(C) A mobile food establishment: (2) is permitted in all commercial and industrial zoning districts, except in a neighborhood office (NO), limited office (LO), or general office (GO) zoning district;	Section 25-2-812(C)(2) (<i>Mobile Food Establishments</i>) is modified so that a mobile food establishment is permitted within all areas of the PUD.
25-2-1006(A)(1) AND (2) VISUAL SCREENING	(A) The following features must be at least partially and periodically obscured from view from the street by landscaping, or by the use of landscaping along with berms, walls, or decorative fences: (1) a water quality control facility under Chapter 25-8, Subchapter A (<i>Water Quality</i>); (2) a stormwater drainage facility under Chapter 25-7 (<i>Drainage</i>);	Sections 25-2-1006(A)(1) and (2) (<i>Visual Screening</i>) are modified so that in the case of green water quality facilities and green stormwater drainage facilities, only the structural components of the facilities are subject to the visual screening requirements of this section.
25-2-1032(A)(1) TREES REQUIRED. (Division 4. Additional Requirements for Residential Subdivisions.)	(A) Each single family lot in a residential subdivision shall contain: (1) at least two trees of at least two different species listed in the Environmental Criteria Manual, Appendix F (<i>Descriptive Categories of Tree Species</i>) if the lot is in a single family residence small lot (SF4a) zoning district; (2) at least three trees of at least two different species listed in the Environmental Criteria Manual, Appendix F (<i>Descriptive Categories of Tree Species</i>) if the lot is in any zoning district other than SF4a.	Section 25-2-1032(A)(1) (<i>Trees Required</i>) is modified so that lots having an area of 2,500 sf or less require only one tree to be planted.
25-2-1051 APPLICABILITY. (ARTICLE 10. COMPATIBILITY	(A) Except as provided in Section 25-2-1052 (Exceptions) or another specific provision of this title, this article applies to the following uses:	This subsection applies to compatibility standards within the PUD.

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STANDARDS)	<p>(A)(1) A use in a townhouse and condominium residence (SF-6) or less restrictive zoning district and to a civic use described in Subsection (B) that is located on property:</p> <p>(a) across the street from or adjoining property:</p> <p>(i) in an urban family residence (SF-5) or more restrictive zoning district;</p> <p>(ii) on which a use permitted in an SF-5 or more restrictive zoning district is located, other than a dwelling permitted by Section 25-2-894 (Accessory Uses For A Principal Commercial Use); or</p> <p>(iii) in a traditional neighborhood (TN) zoning district; or</p> <p>(b) located 540 feet or less from property in:</p> <p>(i) an SF-5 or more restrictive zoning district;</p> <p>(ii) a TN district; or</p> <p>(iii) a development reserve (DR) zoning district.</p> <p>(A)(2) A use listed in Subsections 1.2.2(K)-(Q) of Subchapter F (Residential Design and Compatibility Standards), if the owner has agreed to comply with the requirements of this article in a manner prescribed by the director under Subsection 1.3.3 of Subchapter F.</p>	<p>A. Except as provided in this subsection, Chapter 25-2, Subchapter C, Article 10 (<i>Compatibility Standards</i>) does not apply within the PUD.</p>
	<p>(B) In Subsection (A), a civic use is a:</p> <p>(1) college and university facilities use;</p> <p>(2) community recreation (private) use;</p> <p>(3) community recreation (public) use;</p> <p>(4) day care services (commercial) use;</p> <p>(5) park and recreation services (special) use;</p> <p>(6) private primary educational facilities use;</p> <p>(7) a private secondary educational facilities use;</p> <p>(8) a public primary educational facilities use;</p> <p>(9) a public secondary educational facilities use; or</p> <p>(10) a religious assembly use.</p>	<p>B. Notwithstanding Subsection A of this subsection, development outside of the PUD triggers the compatibility standards of Chapter 25-2, Subchapter C, Article 10 (<i>Compatibility Standards</i>) for development within the PUD.</p>
	<p>(C) Under this article, residential property in a planned unit development (PUD) zoning district is treated as property in an SF-5 zoning district if the PUD land use plan establishes the density for the residential area at 12.44 units per acre or less.</p>	<p>C. The compatibility standards in Subsections (A), (B), (C), (D) and (E) of Section 25-3-86 (<i>Compatibility Standards</i>) apply to development within the PUD.</p>
25-4-62(2) EXPIRATION OF APPROVED PRELIMINARY PLAN.	<p>An approved preliminary plan expires five years after the date the application for approval of the preliminary plan is submitted.</p>	<p>Section 25-4-62(2) (<i>Expiration of Approved Preliminary Plan</i>) is modified to provide that an approved preliminary plan covering land in the PUD expires 10 years after the date of the application for its approval is filed.</p>
25-4-132(B) and 30-2-132(B) EASEMENTS AND ALLEYS.	<p>(B) Off-street loading and unloading facilities shall be provided on all commercial and industrial lots, except in the area described in Subsection (C). The subdivider shall note this requirement on a preliminary plan and a plat.</p>	<p>Subsection (B) of Sections 25-4-132 and 30-2-132 (<i>Easements and Alleys</i>) are modified to provide that off-street loading and unloading facilities shall be provided on all commercial and industrial lots, except as modified in Exhibit H: Off Street Parking Regulations and Ratios.</p>

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25-4-174 and 30-2-174 LOT SIZE.	<p>(A) In the zoning jurisdiction, the site development regulations for the zoning district in which a lot is located determine minimum lot area and minimum lot width.</p> <p>(B) In the extraterritorial jurisdiction, residential lot requirements are as follows:</p> <p>(1) minimum lot area is:</p> <p>(a) in a subdivision served by a public wastewater system or central wastewater disposal unit:</p> <p>(i) 5,750 square feet; or</p> <p>(ii) 6,900 square feet for a corner lot; or</p> <p>(b) in a subdivision with private on-site sewage facilities, as determined by Texas Administrative Code Title 30, Chapter 285 (On-Site Sewage Facilities);</p> <p>(2) minimum lot width is:</p> <p>(a) 50 feet for an interior lot;</p> <p>(b) 60 feet for a corner lot; or</p> <p>(c) 33 feet for a lot on a cul-de-sac or curved street; and</p> <p>(3) minimum lot frontage, including a flag lot, is:</p> <p>(a) 20 feet; or</p> <p>(b) if a culvert is required for a driveway approach, 30 feet.</p> <p>(C) The director may reduce the minimum lot frontage prescribed by Subsection (B) if the director determines that access to the lot is restricted to a joint use driveway.</p>	<p>Sections 25-4-174 and 30-2-174 (<i>Lot Size</i>) shall be replaced by Exhibit G: Site Development Regulations.</p>
25-4-232 and 30-2-232 SMALL LOT SUBDIVISIONS.	<p>(C) A small lot subdivision must comply with the following requirements:</p> <p>(1) Minimum lot area is:</p> <p>(a) 3,600 square feet, except for a corner lot; and</p> <p>(b) 4,500 square feet for a corner lot.</p> <p>(2) Minimum lot width is:</p> <p>(a) 40 feet for an interior lot, or 35 feet if access to the lot is provided by a joint access driveway at the front of the lot or by a paved alley or paved private access easement at the rear of the lot;</p> <p>(b) 50 feet for a corner lot, or 45 feet if access to the lot is provided by a joint access driveway at the front of the lot or by a paved alley or paved private access easement at the rear of the lot; and</p> <p>(c) 40 feet for a lot on a cul-de-sac or curved street, except it may be 33 feet at the front lot line.</p> <p>(3) Minimum front yard setback is 15 feet.</p> <p>(4) Minimum street side yard setback is ten feet.</p> <p>(5) A lot may have one zero lot line.</p> <p>(6) The combined side yard setbacks of a lot may be not less than seven feet.</p> <p>(7) Except for a patio or patio cover, the minimum distance between structures on adjoining lots is seven feet. The minimum distance between a patio or patio cover and the roof line of a structure on an adjoining lot is six feet.</p> <p>(8) The wall of a structure built adjacent to a zero lot line or within three feet of a common side lot line must be solid and opaque and may not contain an opening.</p> <p>(9) Minimum rear yard setback is five feet.</p>	<p>Sections 25-4-232(C)(1 through 21) and 30-2-232(C)(1 through 21) (<i>Small Lot Subdivisions</i>) shall be replaced by Exhibit G: Site Development Regulations.</p> <p>Sections 25-4-232(C)(22) and 30-2-232(C)(22) are modified so that maintenance of a common area or access easement is the responsibility of the adjoining property owner, the homeowners' association, or the MUD, in accordance with the required Declaration of Covenants, Easements, and Restrictions.</p> <p>Sections 25-4-232(D)(2) and 30-2-232(D)(2) are modified so that it shall include a description of the requirements of Exhibit G: Site Development Regulations, and an imposition of those requirements as a restriction running with the land.</p> <p>Sections 25-4-232(D)(5) and 30-2-232(D)(5) are modified so that it has provisions obligating the adjoining property owner, the homeowners' association, or MUD to maintain common areas and access easements.</p>

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	<p>excluding drainage easements.</p> <p>(10) Minimum setback is ten feet between a rear access easement and a building or fence.</p> <p>(11) Maximum building coverage is 55 percent.</p> <p>(12) Maximum impervious cover is 65 percent.</p> <p>(13) Maximum building height is 35 feet.</p> <p>(14) A lot may have not more than one dwelling unit.</p> <p>(15) Two off-street parking spaces are required for each dwelling unit.</p> <p>(16) A maintenance easement is required in the dominant side yard of a lot.</p> <p>(17) A use easement is required in the subordinate side yard of a lot.</p> <p>(18) A lot that is less than 50 feet wide and that fronts on a collector street must have a paved alley or paved private access easement along the rear property line.</p> <p>(19) Minimum pavement width of a private access easement is 25 feet. In the extraterritorial jurisdiction, the minimum pavement width is 25 feet or the width required by the county, whichever is greater.</p> <p>(20) A lot may not front on an arterial street.</p> <p>(21) Underground utility service to all lots is required.</p> <p>(22) Maintenance of a common area or access easement is the responsibility of the adjoining property owner or the homeowners' association, in accordance with the required Declaration of Covenants, Easements, and Restrictions.</p> <p>(D) The director may not record a plat of a small lot subdivision unless a Declaration of Covenants, Easements, and Restrictions or similar document has been approved by the city attorney, recorded, and referenced on the plat. The document must contain the following:...</p> <p>(2) a description of the requirements of Subsections (C)(1) through (14) and an imposition of those requirements as a restriction running with the land; and</p> <p>(5) provisions obligating the adjoining property owner or the homeowners' association to maintain common areas and access easements.</p>	
<p>25-4-233 and 30-2-233 SINGLE-FAMILY ATTACHED RESIDENTIAL SUBDIVISION.</p>	<p>(E) A lot must comply with the following requirements:</p> <p>(1) Minimum site area is 7,000 square feet.</p> <p>(2) Minimum lot area is 3,000 square feet.</p> <p>(3) Minimum lot width is:</p> <p>(a) 25 feet, except for a lot on a cul-de-sac or curved street; and</p> <p>(b) 20 feet on a cul-de-sac or curved street.</p> <p>(4) A lot may have not more than one dwelling unit.</p> <p>(5) Maximum height is 35 feet.</p> <p>(6) Minimum front yard setback is 25 feet.</p> <p>(7) Minimum street side yard setback is 15 feet.</p> <p>(8) Minimum interior side yard setback is</p>	<p>Sections 25-4-233(E) and 30-2-233(E) (<i>Single-Family Attached Residential Subdivision</i>) shall be replaced by Exhibit G: Site Development Regulations.</p> <p>Sections 25-4-233(F)(1) and 30-2-233(F)(1) are modified so that it must require that development and use of the lots comply with Exhibit G: Site Development Regulations.</p>

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	<p>five feet, except between attached units.</p> <p>(9) Minimum rear yard setback is 10 feet.</p> <p>(10) Maximum building coverage is 40 percent.</p> <p>(11) Maximum impervious coverage is 45 percent.</p> <p>(12) At least two off-street parking spaces are required for a dwelling. The driveway may count as one of the spaces.</p> <p>(F) A plat of a single family attached subdivision may not be recorded unless a Declaration of Covenants, Easements, and Restrictions or similar document has been approved by the city attorney, recorded, and referenced on the plat. The document must:</p> <p>(1) require that development and use of the lots comply with this title;</p>	
25-6-2 DRIVEWAY APPROACHES DESCRIBED.	(A) A type 1 driveway approach is a concrete driveway approach that provides access from a roadway to property on which a one or two family residence is located.	Section 25-6-2(A) (<i>Driveway Approaches Described</i>) is modified to provide that a Type 1 driveway approach is a concrete driveway approach that provides access from a roadway to property on which a yard house, row house, shop house, or mansion house with a driveway that serves four or fewer parking spaces is located.
	(B) A type 2 driveway approach is a concrete driveway approach that provides access to property used for a purpose other than a one or two family residence.	Section 25-6-2(B) (<i>Driveway Approaches Described</i>) is modified to provide that a Type 2 driveway approach is a concrete driveway approach that provides access from a roadway other than a principal roadway to a property used for a purpose other than a yard house, row house, shop house, or mansion house with a driveway that serves four or fewer parking spaces.
25-6-113(A) TRAFFIC IMPACT ANALYSIS REQUIRED.	(A) Except as otherwise provided in Section 25-6-117 (<i>Waiver Authorized</i>), a person submitting a site plan application or a zoning or rezoning application must submit a traffic impact analysis to the department if the expected number of trips generated by a project exceeds 2,000 vehicle trips per day.	Section 25-6-113(A) (<i>Traffic Impact Analysis Required</i>) is modified. That certain Traffic Impact Analysis (TIA) prepared by Jacobs, dated January 2015, was submitted to the City of Austin and Travis County for review and approval. Prior to full purpose annexation, the TIA may be amended, as required by Travis County. After full purpose annexation, the approved TIA may be amended, as required by the City of Austin. The TIA and its subsequent amendments shall be kept on file at the Planning and Development Review Department. Cost estimates for traffic improvements must be approved by Travis County and will be provided with every phasing agreement, in accordance with the recommendation of the approved TIA, as amended for each preliminary plan/final plat.
25-6-116 DESIRABLE OPERATING LEVELS FOR CERTAIN STREETS.	Traffic on a residential local or collector street is operating at a desirable level if it does not exceed the following levels...	Section 25-6-116 (<i>Desirable Operating Levels for Certain Streets</i>) does not apply within the PUD.
25-6-117(D)(1) WAIVER AUTHORIZED.	(D) The traffic generated from a proposed development for which the requirement to submit a traffic impact was waived may not: (1) in combination with existing traffic, exceed the desirable operating level established in Section 25-6-116 (<i>Desirable Operating Levels for Certain Streets</i>); or	Section 25-6-117(D)(1) (<i>Waiver Authorized</i>) does not apply within the PUD.
25-6-141(B)(1) ACTION ON APPLICATION.	(B) Except as provided in Subsection (C), the council or director shall deny an application if the traffic impact analysis or neighborhood traffic analysis demonstrates that: (1) the projected traffic generated by the project, combined with existing traffic, exceeds the desirable operating level established in Section 25-6-116 (<i>Desirable Operating Levels for Certain Streets</i>) on a residential local or collector street in the traffic impact analysis study area or the neighborhood traffic analysis study area; or	Section 25-6-141(B)(1) (<i>Action on Application</i>) does not apply within the PUD.
25-6-171 and 30-3-71 STANDARDS FOR DESIGN AND CONSTRUCTION.	(A) Except as provided in Subsections (B) and (C), a roadway, street, or alley must be designed and constructed in accordance with the Transportation Criteria Manual and City of Austin Standards and Standard Specifications.	Sections 25-6-171 and 30-3-71 (<i>Standards for Design and Construction</i>) are modified to provide that Travis County may administratively approve the use of innovative or alternate roadway designs that are not listed in the Transportation Criteria Manual and City of Austin Standards and Standard Specifications.
25-6-172 and 30-3-72 ARTERIAL STREETS.	An arterial street must comply with the Transportation Plan.	Sections 25-6-172 and 30-3-72 (<i>Arterial Streets</i>) do not apply to development within the PUD.

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25-6-292(C) DESIGN AND CONSTRUCTION STANDARDS.	(C) Access to a lot from an alley must be approved by the city manager.	Section 25-6-292(C) (<i>Design and Construction Standards</i>) is modified to provide that direct vehicular access from a lot to an alley is permitted in all areas of the PUD.
CHAPTER 25-6, ARTICLE 7. OFF-STREET PARKING AND LOADING.		Section 25-6, Article 7 (<i>Off-Street Parking and Loading</i>) is modified and shall be replaced by Exhibit H: Off Street Parking and Loading Regulations.
CHAPTER 25-6, APPENDIX A. TABLES OF OFF-STREET PARKING AND LOADING REQUIREMENTS.		Section 25-6, Appendix A (<i>Tables of Off-Street Parking and Loading Requirements</i>) is modified and shall be replaced by Exhibit H: Off Street Parking and Loading Regulations.
25-7-153 and 30-4-153 DETENTION BASIN MAINTENANCE AND INSPECTION.	<p>(G) Until the City accepts a residential basin for maintenance, the record owner(s) of the residential basin and the residential development served shall maintain the residential basin in accordance with the DCM standards.</p> <p>(H) The City shall be responsible for maintenance of a residential basin only after the residential basin has been accepted for maintenance by the City. The City will accept a residential basin upon determining that it meets all requirements of the Drainage Criteria Manual.</p>	Sections 25-7-153 and 30-4-153 (<i>Detention Basin Maintenance and Inspection</i>) are modified to provide that a detention basin located in an open space or right-of-way land use area, prior to full purpose annexation of the area, will be financed, operated and maintained by the Property Owner or Developer or District(s). The Declaration of Easements and Restrictive Covenants Regarding the Maintenance of Drainage Facilities shown in Exhibit I, shall be used for each development application, where applicable. Modifications to this agreement may be made, if agreed upon by the City and the Applicant, without requiring a PUD amendment. Upon full purpose annexation by the City, the City will accept and maintain all detention basins on the Property.
25-8-42 and 30-5-42 ADMINISTRATIVE VARIANCES	(B)(7) The director of the Watershed Protection Department may grant a variance from a requirement of Section 25-8-341 (<i>Cut Requirements</i>) or Section 25-8-342 (<i>Fill Requirements</i>), for a cut or fill of not more than eight feet in the desired development zone.	Sections 25-8-42(B)(7) and 30-5-42(B)(7) are modified to allow the director of the Watershed Protection Department to grant a variance from a requirement of Section 25-8-341 (<i>Cut Requirements</i>) or Section 25-8-342 (<i>Fill Requirements</i>), for a cut or fill of not more than 15 feet in the desired development zone, as shown in the attached Exhibit O: Cut/Fill Exhibit. The application must meet the requirement of findings, as required in Section 25-8-42 and 30-5-42.
25-8-64 and 30-5-64 IMPERVIOUS COVER ASSUMPTIONS	(B)(5) for each lot not more than 10,000 square feet in size, 2,500 square feet of impervious cover is assumed.	Sections 25-8-64(B)(5) and 30-5-64(B)(5) are modified as follows: For lots smaller than 3,300 sf, impervious cover is assumed at 75% for each lot.
25-8-92 and 30-5-92 CRITICAL WATER QUALITY ZONES ESTABLISHED.	(B) In the suburban watersheds, a critical water quality zone is established along each waterway classified under Section 25-8-91 (<i>Waterway Classifications</i>).	<p>In accordance with the Consent Agreement, Sections 25-8-92(B)(1) and 30-5-92(B)(1) are modified such that for a minor waterway, the boundaries of the critical water quality zone are located 50 feet from the centerline of the waterway.</p> <p>Section 25-8-92(B)(4) and 30-5-92(B)(4) are modified such that for a minor waterway, the minor waterway may be reduced and replaced on a one to one basis using one of the methods listed below:</p> <p>a) Providing a 50 foot setback from the centerline of waterways having a contributing drainage area of less than 64 acres, as long as it is an extension of a CWQZ for a minor waterway, and/or</p> <p>b) Increasing the buffer width established by the 50' centerline setback (total width of 100 feet centered on the waterway) to an average width of 200' for waterways having a contributing drainage area of less than 320 acres. The added buffer width does not need to be centered on the waterway centerline.</p> <p>c) If the mitigation area is an intermediate or major waterway, then it must be restored to "Good" or "Excellent" condition, as specified in the code modification to Section 25-8-261(G) and 30-5-261(G).</p> <p>c) Additional mitigation methodologies may be presented to and reviewed for approval by the Watershed Protection Department, which may include but not be limited to such factors as the preservation of otherwise unprotected riparian zones or other features having superior environmental value.</p>
	(1) for a minor waterway, the boundaries of the critical water quality zone are located 100 feet from the centerline of the waterway;	
	(4) The critical water quality zone boundaries may be reduced to not less than 50 feet from the centerline of a minor waterway, 100 feet from the centerline of an intermediate waterway, and 150 feet from the centerline of a major waterway if the overall surface area of the critical water quality zone is the same or greater than the surface area that would be provided without the reduction, as prescribed in the Environmental Criteria Manual.	

CODE REFERENCE	CURRENT CODE LANGUAGE	PROPOSED PUD LANGUAGE / CODE MODIFICATION
		d) Buffer zones shall be tracked utilizing Exhibit J: Buffer Zone Transfer figure and Exhibit K: Setback/Waterway Buffer Zone Transferring and Receiving Restrictive Covenant. Modifications to Exhibit K may be made, if agreed upon by the Director of Watershed Protection and the Applicant, without requiring a PUD amendment.
25-8-231 and 30-5-231 WATER QUALITY CONTROL MAINTENANCE AND INSPECTION.	<p>(G) Until the City accepts a residential pond for maintenance, the record owner(s) of the residential pond and the residential development served shall maintain the residential pond in accordance with the ECM standards.</p> <p>(H) The City shall be responsible for maintenance of a residential pond only after the residential pond has been accepted for maintenance by the city. The city will accept a residential pond upon determining that it meets the requirements of the Environmental Criteria Manual and, if applicable, Section 25-8-234 (<i>Fiscal Security In The Barton Springs Zone</i>).</p>	Sections 25-8-231 and 30-5-231 (<i>Water Quality Control Maintenance and Inspection</i>) are modified to provide that a water quality control facility located in an open space or right-of-way land use area, prior to full purpose annexation of the area, will be financed, operated and maintained by the Property Owner or Developer or District(s). The Declaration of Easements and Restrictive Covenants Regarding the Maintenance of Drainage Facilities shown in Exhibit I shall be used for each development application, where applicable. Modifications to this agreement may be made, if agreed upon by the City and the Applicant, without requiring a PUD amendment. Upon full purpose annexation by the City, the City will accept and maintain all detention basins on the Property.
25-8-261(B)(3) and 30-5-261(B)(3) CRITICAL WATER QUALITY ZONE DEVELOPMENT.	In all watersheds, development is prohibited in a critical water quality zone except as provided in this Division. Development allowed in the critical water quality zone under this Division shall be revegetated and restored within the limits of construction as prescribed by the Environmental Criteria Manual.	Sections 25-8-261 and 30-5-261 (Critical Water Quality Zone Development) are modified as follows:
	(B)(3)(e) A hard surfaced trail that does not cross the critical water quality zone may be located within the critical water quality zone only if: located not less than 50 feet from the centerline of a minor waterway, 100 feet from the centerline of an intermediate waterway, and 150 feet from the centerline of a major waterway if within a watershed other than an urban watershed and not crossing the Critical Water Quality Zone.	(B)(3)(e) is modified to allow a hard surfaced trail to run parallel to the creek closer than otherwise allowed by this section to provide below-grade crossings under major arterial roadways, as long as the length of trail within the otherwise restricted area is limited to that necessary based on functionality, accessibility standards, or making a transition between within and outside the restricted zone and is placed outside the erosion hazard zone. If it is not feasible to place the trail outside of the erosion hazard zone, then the creek bank may be armored to the extent necessary to protect the trail from erosion damage.
25-8-261(G)(2) and 30-5-261(G)(2) CRITICAL WATER QUALITY ZONE DEVELOPMENT.	(G) Floodplain modifications are prohibited in the critical water quality zone unless: (1) the floodplain modifications proposed are necessary to protect the public health and safety; (2) the floodplain modifications proposed would provide a significant, demonstrable environmental benefit, as determined by a functional assessment of floodplain health as prescribed by the Environmental Criteria Manual, or (3) the floodplain modifications proposed are necessary for development allowed in the critical water quality zone under Section 25-8-261 (Critical Water Quality Zone Development) or 25-8-262 (Critical Water Quality Zone Street Crossings).	<p>(G)(2) is clarified such that ecological restoration or enhancement of creek corridors as required in the PUD that result in floodplain modifications shall be as follows:</p> <ul style="list-style-type: none"> • The condition of all CWQZ for intermediate and major waterways shall be assessed using the Zone 2 functional assessment methodology described in Appendix X of the Environmental Criteria Manual. (Zone 2 is the area from the edge of the active channel to the edge of the CWQZ.) • All CWQZs found to be in "Poor (1)" or "Fair (2)" condition shall be restored to "Good (3)" or "Excellent (4)" condition; CWQZs found to be in "Good (3)" or "Excellent (4)" condition shall not be disturbed except as otherwise allowed by code and this PUD ordinance. • The applicant shall prepare a Riparian Restoration Plan demonstrating that all parameters of the Appendix X "Scoring: Zone 2 - Critical Water Quality Zone" table shall be raised to "Good (3)" or "Excellent (4)" condition. • The Zone 2 functional assessment of existing conditions and the Riparian Restoration Plan shall be submitted, reviewed, and approved with each residential subdivision or commercial site plan that includes the CWQZ for intermediate and major waterways.
25-8-262 and 30-5-262 CRITICAL WATER QUALITY ZONE STREET CROSSINGS.	<p>(A) In an urban watershed, an arterial, collector, or residential street may cross a critical water quality zone of any waterway.</p> <p>(B) This subsection applies in a watershed other than an urban watershed.</p> <p>(1) A major waterway critical water quality zone may be crossed by an arterial street identified in the Transportation Plan.</p> <p>(2) An intermediate waterway critical water quality zone may be crossed by an arterial or collector street, except:</p> <p>(a) a collector street crossing must be at least 2,500 feet from a collector or arterial street crossing on the same waterway; or</p> <p>(b) in a water supply suburban or water supply rural watershed, or the Barton Springs</p>	<p>Sections 25-8-262 and 30-5-262 (<i>Critical Water Quality Zone Street Crossings</i>) are modified as follows:</p> <ul style="list-style-type: none"> • The existing crossing of Cottonmouth Creek by Colton Bluff Springs Road may be modified, realigned, shifted or replaced without triggering restrictions under section (B)(1). • With the realignment of FM 1625, section (B)(2)(a) is modified to allow the intermediate waterway portion of North Fork Dry Creek to be crossed by one collector street or larger classification roadway at a minimum spacing of 1,000 feet. • Section (B)(3)(a) and (B)(4) are modified such that roadways, including locals and residential, may cross a minor critical water quality zone at a minimum spacing of 900 feet. • These locations are shown on Exhibit L: Proposed Waterway Crossings. They may be modified administratively and additional crossings may be approved by the director.

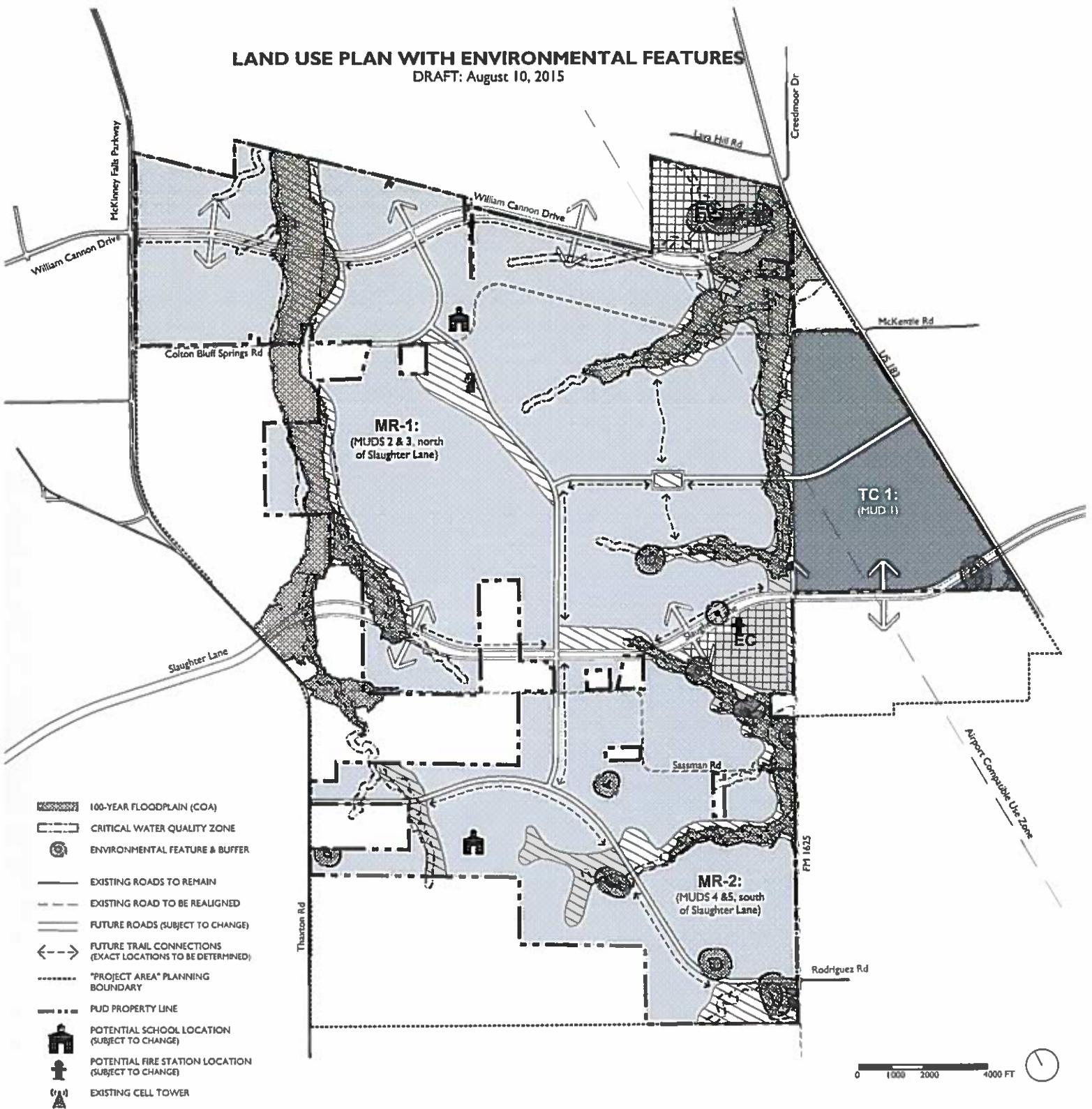
CODE REFERENCE	CURRENT CODE LANGUAGE	PROPOSED PUD LANGUAGE / CODE MODIFICATION
	Zone, a collector street crossing must be at least one mile from a collector or arterial street crossing on the same waterway.	
	<p>(3) A minor waterway critical water quality zone may be crossed by an arterial and collector streets, except:</p> <p>(a) a collector street crossing must be at least 1,000 feet from a collector or arterial street crossing on the same waterway; or</p> <p>(b) in a water supply suburban or water supply rural watershed, or the Barton Springs Zone, a collector street crossing must be at least 2,000 feet from a collector or arterial street crossing on the same waterway.</p> <p>(4) A minor waterway critical water quality zone may be crossed by a residential or commercial street if necessary to provide access to property that cannot otherwise be safely accessed.</p> <p>(C) In all watersheds, multi-use trails may cross a critical water quality zone of any waterway.</p> <p>(D) Notwithstanding subsections (A) and (B) and except in the Barton Springs Zone, a street or driveway may cross the critical water quality zone if the street or driveway is located in a center or corridor as identified on the growth concept map of the Imagine Austin Comprehensive Plan, as adopted by Ordinance No. 20120614-058, and if the proposed crossing:</p>	
	<p>(1) is necessary to facilitate the development or redevelopment of a designated corridor or center as recommended in the Imagine Austin Comprehensive Plan, Chapter 4 (Shaping Austin: Building the Complete Community), growth concept map and related definitions; and</p> <p>(2) maintains the quality and quantity of recharge if located in a center or corridor designated as a sensitive environmental area in the Edwards Aquifer recharge zone, Edwards Aquifer contributing zone, or the South Edwards Aquifer recharge zone, as determined by the director of the Watershed Protection Department.</p>	
25-8-282 and 30-5-282 WETLAND PROTECTION	<p>(A) Wetlands must be protected in all watersheds except in the bounded by Interstate 35, Riverside Drive, Barton Springs Road, Lamar Boulevard, and 15th Street.</p> <p>(B) Protection methods for wetlands include:</p> <p>(1) appropriate setbacks that preserve the wetlands or wetland functions;</p> <p>(2) wetland mitigation, including wetland replacement;</p> <p>(3) wetland restoration or enhancement; or</p> <p>(4) use of a wetlands for water quality controls.</p> <p>(C) The director of the Watershed Protection Department may approve:</p> <p>(1) the removal and replacement of a wetland; or</p> <p>(2) the elimination of setbacks from a wetland that is proposed to be used as a water quality control.</p>	Sections 25-8-282 and 30-5-282 (<i>Wetland Protection</i>) are modified to add that wetland provision and mitigation are tracked using Exhibit M: Wetland Transfers and Exhibit N: Wetland Transferring and Receiving Restrictive Covenant, so that mitigation for a removed wetland may occur in a current phase of development in order to provide mitigation for removal in a future phase of development.

CODE REFERENCE	CURRENT CODE LANGUAGE	PROPOSED PUD LANGUAGE / CODE MODIFICATION
25-8-392 and 30-5-392 UPLANDS ZONE.		Sections 25-8-392 and 30-5-392 (<i>Uplands Zone</i>) are modified to allow 65 percent impervious cover ("Total PUD Impervious Cover") based on gross site area of the Property. Based on a gross site area of 2216.64 acres, the PUD is allowed a total impervious cover of 1440.86 acres. The maximum allowable impervious cover for each individual site within the Property is based on Exhibit P: Impervious Cover Map.
25-8-642 ADMINISTRATIVE VARIANCE.		Section 25-8-642 (<i>Administrative Variance</i>) is modified as follows:
		1. Removal of a heritage tree may be reviewed and granted administratively if required for the construction of either William Cannon Drive or Slaughter Lane. Areas of potential impact are shown in Exhibit Q: Potential Protected and Heritage Tree Impact Areas.
		2. Relocation of a heritage tree is not considered removal.
25-9-1 APPLICABILITY. (ARTICLE 1. UTILITY SERVICE. Division 1. General Provisions.)	This article applies in the planning jurisdiction of the City unless stated otherwise in this article.	Section 25-9-1 (<i>Applicability</i>) is modified such that if the provisions of Subchapter 25-9 conflict with those included within the Consent Agreement, the provisions of the Consent Agreement govern.
25-10-23(B)(7) HAZARDOUS SIGNS DESCRIBED AND PROHIBITED.	(B) A person may not install, maintain, or use a sign that: (7) has less than nine feet of clearance and is located within a triangle formed by connecting the intersection point of two streets and the points 45 feet from the intersection point on the street frontage property line of each intersecting street;	Section 25-10-23(B)(7) (<i>Hazardous Signs Described and Prohibited</i>) is modified to provide that a person may not install, maintain, or use a sign that has less than nine feet of clearance and that is located within the sign safety triangle established in Figure 6-6 of the Transportation Criteria Manual.
25-10-81 SIGN DISTRICTS DESCRIBED; HIERARCHY ESTABLISHED.	Sign districts are described and established in the following hierarchy, with the historic sign district as the first district and the commercial sign district as the last district.	Section 25-10-81 (<i>Sign Districts Described: Hierarchy Established</i>) is modified to provide that the PUD is divided into the sign districts that correspond to the land use areas set forth in Exhibit C: Land Use Plan and Density Table.
25-10-123 EXPRESSWAY CORRIDOR SIGN DISTRICT REGULATIONS.	(A) This section applies to an expressway corridor sign district. (B) This subsection prescribes regulations for freestanding signs. (1) One freestanding sign is permitted on a lot. Additional freestanding signs may be permitted under Section 25-10-131 (Additional Freestanding Signs Permitted). (2) The sign area may not exceed: (a) on a lot with not more than 86 linear feet of street frontage, 60 square feet; or (b) on a lot with more than 86 linear feet of street frontage, the lesser of: (i) 0.7 square feet for each linear foot of street frontage; or (ii) 300 square feet. (3) The sign height may not exceed the greater of: (a) 35 feet above frontage street pavement grade; or (b) 20 feet above grade at the base of the sign. (C) A roof sign may be permitted instead of a freestanding sign under Section 25-10-132 (Roof Sign Instead Of Freestanding Sign). (D) Wall signs are permitted. (E) One commercial flag for each curb cut is permitted. (F) For signs other than freestanding signs or roof signs, the total sign area for a lot may not exceed 20 percent of the facade area of the first 15 feet of the building.	Section 25-10-123 (<i>Expressway Corridor Sign District Regulations</i>) is modified to provide that: a) the two Employment Centers (EC) districts are each considered one site for the purpose of signage; and b) one freestanding sign is permitted for each 250 feet of street frontage.

CODE REFERENCE	CURRENT CODE LANGUAGE	PROPOSED PUD LANGUAGE / CODE MODIFICATION
25-10-130 COMMERCIAL SIGN DISTRICT REGULATIONS.	(A) This section applies to a commercial sign district.	Section 25-10-130 (<i>Commercial Sign District Regulations</i>) is modified to provide that:
	(B) One freestanding sign is permitted on a lot. Additional freestanding signs may be permitted under Section 25-10-131 (Additional Freestanding Signs Permitted).	A. In the Town Center (TC), each tenant may have a wall sign that is a projecting sign;
	(C) A roof sign may be permitted instead of a freestanding sign under Section 25-10-132 (Roof Sign Instead Of Freestanding Sign).	B. The Employment Centers (EC), as well as the Town Center (TC) are each considered one site for the purpose of signage;
	(D) Wall signs are permitted.	C. In the Employment Centers (EC) and in the Town Center (TC), one freestanding sign is permitted for each 250 feet of street frontage;
	(E) One commercial flag for each curb cut is permitted.	
	(F) This subsection prescribes the maximum sign area. (1) For signs other than freestanding signs, the total sign area for a lot may not exceed 20 percent of the facade area of the first 15 feet of the building. (2) For a freestanding sign, the sign area may not exceed the lesser of	D. A projecting sign described in Subsection (4) (a) must comply with Subsection (D) of Section 25-10-129 (<i>Downtown Signage District Regulations</i>); and the occupant of a Row House or Shop House may have a wall sign or a projecting sign.
	(a) 0.7 square feet for each linear foot of street frontage; or (b) for a sign other than a multi-tenant sign, 200 square feet; or (c) for a multi-tenant sign, 250 square feet. (G) The sign height may not exceed the greater of: (1) 30 feet above frontage street pavement grade; or (2) 6 feet above grade at the base of the sign.	
25-10-191 SIGN SETBACK REQUIREMENTS.	(D) A sign support more than 24 inches and not more than 36 inches in diameter must be set back at least five feet from the street right-of-way.	Section 25-10-191(D) (<i>Sign Setback Requirements</i>) is modified to provide that a sign support more than 24 inches and not more than 36 inches in diameter must be set back so that it is not located within the sight safety triangle as established in Figure 6-6 of the Transportation Criteria Manual.
	(E) A sign support more than 36 inches in diameter must be set back at least 12 feet from the street right-of-way.	Section 25-10-191(E) (<i>Sign Setback Requirements</i>) is modified to provide that a sign support more than 36 inches in diameter must be set back so that it is not located within the sight safety triangle as established in Figure 6-6 of the Transportation Criteria Manual.
	(F) Except for a wall sign, a sign within 12 feet of a street right-of-way must have either: (1) a height of not more than 30 inches; or (2) a clearance of at least nine feet.	Section 25-10-191 (F) (<i>Sign Setback Requirements</i>) is modified to provide that a sign is permitted within 12 feet of a street right-of-way if it is not located within the sight safety triangle as established in Figure 6-6 of the Transportation Criteria Manual.

LAND USE PLAN WITH ENVIRONMENTAL FEATURES

DRAFT: August 10, 2015



PROPOSED LAND USE AREAS	APPROXIMATE ACREAGE	PROPOSED MAXIMUM DENSITY	PROPOSED PERMITTED USES
MR - MIXED RESIDENTIAL	~ 1,400 AC	Up to: 9,300 DUs; 550,000 SF Civic/Commercial	MIX OF SINGLE FAMILY RESIDENTIAL (DETACHED & ATTACHED); MULTI-FAMILY RESIDENTIAL; NEIGHBORHOOD-SERVING COMMERCIAL AND CIVIC USES
EC - EMPLOYMENT CENTER	~ 90 AC	Up to: 1,500 DUs; 750,000 SF Civic/Commercial/Industrial	MIX OF EMPLOYMENT, CIVIC, SINGLE AND MULTI-FAMILY RESIDENTIAL USES. LIGHT INDUSTRIAL, HOTEL, COMMERCIAL
TC - TOWN CENTER	~ 200 AC	Up to: 3,500 DUs; 4,000,000 SF Civic/Commercial	MIX OF COMMERCIAL, CIVIC, MULTI-FAMILY AND ATTACHED SINGLE FAMILY RESIDENTIAL USES AT AN URBAN DENSITY, HOTEL
OS - OPEN SPACE	~ 360 AC	Up to: 50,000 SF Civic/Commercial	GREENWAYS, TRAILS, PARKS AND RECREATIONAL AREAS, WITH CIVIC AND LIMITED COMMERCIAL USES PERMITTED

NOTES:

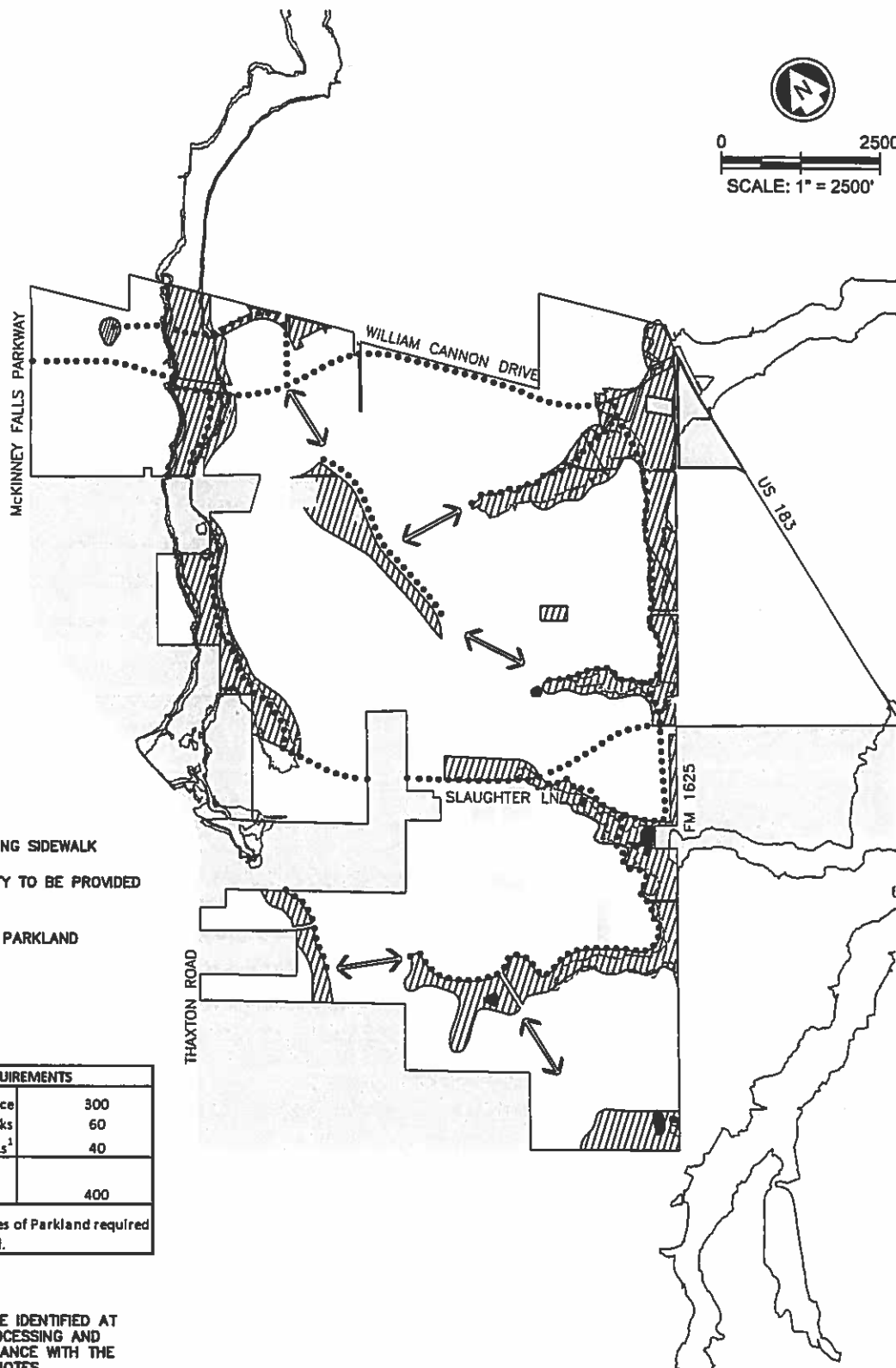
1. A fire station site will be donated to the City of Austin within the PUD, as described in Exhibit E of the Pilot Knob MUD Consent Agreement.
2. The only existing roads within the Project Area are Colton Bluff Springs Road, Sasser Road and FM 1625.
3. A 10-acre intermodal transit station will be located along Slaughter Lane in or near the Town Center (TC) area.
4. Open Space boundaries and roadway alignments are subject to change and will be finalized at final plat.
5. So long as uses are permitted in a land use area, residential maximum allowable densities may be transferred from one land use area to another provided that the overall PUD maximums are not exceeded.

EXHIBIT C
REC'D 8-12-2015



0 2500

SCALE: 1" = 2500'



LEGEND

- TRAIL / MEANDERING SIDEWALK
- ↔ TRAIL CONNECTIVITY TO BE PROVIDED
- ▨ OPEN SPACE AND PARKLAND
- WETLAND/PONDS

CONSENT AGREEMENT REQUIREMENTS

Greenbelt/Open Space	300
Developed Pocket Parks	60
Gated Parks ¹	40
Total greenbelt parkland/developed pocket park/gated park	400

¹ No more than 40 acres of the 100 acres of Parkland required by the Consent Agreement may be gated.

NOTE:
ADDITIONAL PARKLAND WILL BE IDENTIFIED AT
THE TIME OF SUBDIVISION PROCESSING AND
WILL BE PROVIDED IN ACCORDANCE WITH THE
CALCULATION ON EXHIBIT D, NOTES.

EXHIBIT D CONCEPTUAL PARKS AND OPEN SPACE PLAN PILOT KNOB PUD AUSTIN, TRAVIS COUNTY, TEXAS

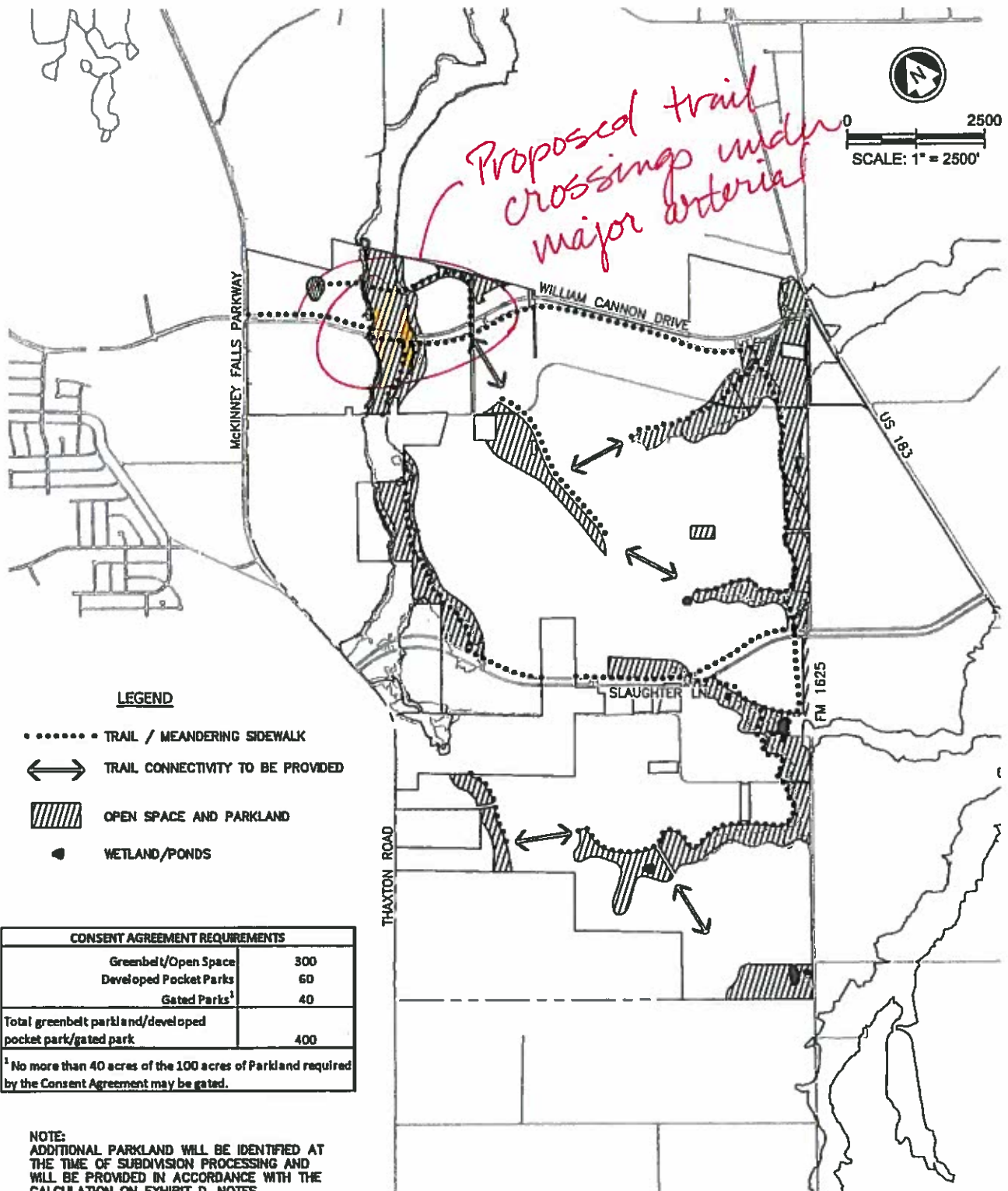


EXHIBIT D-1
CONCEPTUAL PARKS AND OPEN SPACE PLAN
PILOT KNOB PUD
AUSTIN, TRAVIS COUNTY, TEXAS

Exhibit D, Notes
Parkland and Open Space Requirements in the PUD:

Pursuant to Section 25-1-601 (Applicability) and the provisions of Article VIII (Parks and Recreational Facilities and Other Community Amenities) of the Consent Agreement, the private and public parkland, open space, greenbelts, and trails described in this PUD will satisfy all of the parkland dedication requirements. Park Land and Open Space will be owned by the Pilot Knob Municipal Utility District(s) and will be maintained by either the Home Owners Association or the MUD(s). Park Land and Open Space provided by the PUD will be tracked using the Park Land and Open Space Tracking Sheet provided as Exhibit P.

A. MUD CONSENT AGREEMENT

The PUD will provide minimum parkland and open space acreages as follows:

1. At least 300 acres of open space (including regional detention and parkland and trails) as conceptually illustrated on Exhibit D (Conceptual Parks and Open Space Plan), and in addition, at least 100 acres of improved parkland with amenities shall be provided. For this calculation, floodplain and detention areas may be included as open space, as was contemplated with the MUD consent agreement.
2. Other than gated areas owned and operated by the Owners Association (which would not collectively exceed 40 acres throughout the PUD), the park and open space areas will be open to the public.
3. Parks and publicly accessible open space will be dispersed throughout the PUD, and located within one-quarter (1/4) mile of each residence where feasible/practical and accessible by pedestrians and cyclists in all PUD neighborhoods.
4. The parks and recreational facilities for the PUD will in general be designed to comply with the accessibility requirements of the Americans with Disabilities Act and will meet any applicable consumer product safety standards. Some trails, such as those with a soft (mulch) surface, may not meet accessibility standards.
5. Open space is required as a percentage of land use as follows:

Land Use	% Open Space Required
Residential	10%
Commercial	20%

The provision of open space may be deferred for a subdivision or site plan if at least 75% of the total parkland and open space required by the current and all

previous plats has been designated, notwithstanding the requirements of Chapter 25-2, Subchapter E. This provision does not waive the required open space but instead seeks to defer the provision of open space to a later stage of development.

B. LAND DEDICATION

Provision of parkland within the PUD will be as follows:

1. Parkland acreage shall be dedicated to the Pilot Knob MUD(s) in accordance with the number of residential units proposed and in the configuration shown in Exhibit D: Conceptual Parks and Open Space plan. Land to be dedicated will be labeled Park on the Preliminary Plan, if a Preliminary Plan is required, and on the Final Plat. It shall be deeded to the MUD once the proposed improvements are complete and reasonable access for maintenance exists to the parkland.
2. Parkland is required on the basis of ten acres per 1000 residents, and is calculated as follows:

$$\text{Parkland (acres)} = \frac{10 \times (\text{Number of Residential Units}) \times (\text{Residents per Unit})}{1000}$$

where the "residents per unit" is assumed to be:

Dwelling Units per Acre	Residents per Dwelling Unit
Not more than 6	2.8
More than 6 and not more than 12	2.2
More than 12	1.7

3. For the purposes of the PUD, Park Land (or parkland) may include 50 percent credit of 25 year floodplain that is part of a linear greenbelt system including a trail; and 50 percent credit of 100 year floodplain acreage. Parkland acreage counts towards Open Space requirements.
4. The provision of parkland may be deferred for a subdivision or site plan if at least 75% of the total parkland required by the current and all previous plats has been designated. Subdivisions or site plans that seek to use this provision should demonstrate pedestrian and bicycle accessibility to an existing or proposed park within ¼ mile of residences. This provision does not waive the required parkland

but instead seeks to defer the provision of parkland to a later stage of development.

5. Except for linear greenbelt systems as denoted in #3, Open Space may only count as parkland if it meets Department of Park and Recreation Standards.
6. In accordance with Section C below, any park construction amounts above the \$400 residential LUE owed, excluding amounts paid for gated park facilities and trail construction from Section C.2., may be converted to a fee-in-lieu of land for up to 40 acres of parkland owed. The converted acreage will be shown on the tracking sheet and calculated via the following:

Each acre of parkland shall be equivalent to the fair market value of undeveloped property within the PUD area, as obtained from the Travis County Appraisal District (TCAD).

Example:

$$\begin{array}{rcll} \text{Fee in lieu of} & = & 2 \text{ acres} & * \text{ \$15,000/acre (exact amount} \\ \text{2 acres of parkland} & & & \text{will be per TCAD)} \\ & = & \$30,000 & \end{array}$$

C. PARK IMPROVEMENT REQUIREMENTS

1. The Parks and Recreation Board Guidelines, Parkland and Recreation Facility Standards For Municipal Utility Districts, adopted November 27, 1984, recommends park improvements amounting to \$200 per residential living unit equivalent (LUE). The Pilot Knob PUD shall provide at least \$400 per residential living unit equivalent. The improvements shall be shown on Final Plat construction documents or site plans. The construction dollar amount for parks and trails open to the public shall be tracked using Exhibit E, "Park Land and Open Space Tracking Sheet". Costs for private facilities not open to the public will not be shown on the Tracking Sheet.
2. A minimum of ten miles of trails open to the public shall be provided throughout the PUD, as shown in the approximate locations on Exhibit D.
 - i.) Land in the approximate location of a trail on Exhibit D that is planned to be part of the Pilot Knob PUD trail/greenbelt system will be included as a lot in the Final Plat of the last adjacent area surrounding the trail/greenbelt. The lot will be labeled Greenbelt Park on the Preliminary Plan, if a Preliminary Plan is required, and on the Final Plat. Fiscal surety for trail construction shall be posted with the City of Austin prior to plat

approval. The land shall be deeded to the MUD and the fiscal surety refunded once the proposed trail improvements are complete and reasonable access for maintenance exists.

- ii.) Required trail segments to be constructed shall be shown on Final Plat construction documents or site plans.
 - iii.) Specific trail alignments, designs and specifications will be approved by the City of Austin during the subdivision construction or site plan approval process.
 - iv.) At least one public access easement or public right-of-way connecting neighborhoods to trail alignments shall be provided and those easements shall be a minimum of 15 feet in width.
3. If the trails and parkland shown in Exhibit D have been constructed and the Tracking Sheet shows that the PUD is above 100% of park construction amounts owed per residential LUE, the amount of parkland improvement dollars above 100% may be credited to any subdivision or site plan to offset up to the equivalent portion of the \$400 per residential LUE in improvements owed or towards Section B.6. for fee-in-lieu of land.

D. FINAL PLAT NOTE

If parkland is not owed on a final plat, according to the Preliminary Plan, a note will be added to the final plat saying that Parkland Dedication has been satisfied in accordance with PUD ordinance no. _____. If parkland is owed, a note will be added to the final plat stating the number of acres provided to the applicable MUD and stating a cumulative acreage provided to date for the entire PUD area.

Parkland/Open Space Tracking Summary

² Development application processed prior to approval of the PUD.

EXHIBIT F: PERMITTED LAND USES (p. 1 of 4)

DRAFT: AUGUST 5, 2015

ZONING USE SUMMARY TABLE					
	P = Permitted Use C = Conditional Use Permit NP = Not Permitted				
RESIDENTIAL USES	TC	EC	MR	OS	
Bed & Breakfast (Group 1)	P	P	P	NP	
Bed & Breakfast (Group 2)	P	P	P	NP	
Condominium Residential	P	P	P	NP	
Conservation Single Family	NP	NP	P	NP	
Duplex Residential	P*	P*	P*	NP	* Allowed on lots 5,750 square feet and greater.
Group Residential	NP	P	NP	NP	
Mansion House (4/6-Plex)	NP	P	P	NP	
Mobile Home Residential	NP	NP	NP	NP	
Multifamily Residential	P	P	P	NP	
Retirement Housing (Small Site)	P	P	P	NP	
Retirement Housing (Large Site)	P	P	P	NP	
Rowhouse	P	P	P	NP	
Shophouse	P	P	P	NP	
Short - Term Rental	P	P	P	NP	
Single-Family Attached Residential	P	P	P	NP	
Single-Family Residential	P	P	P	NP	
Small Lot Single-Family Residential	P	P	P	NP	
Townhouse Residential	P	P	P	NP	
Two-Family Residential	P*	P*	P*	NP	* Allowed on lots 5,750 square feet and greater.
Yard House	NP	P	P	NP	
COMMERCIAL USES	TC	EC	MR	OS	
Administrative and Business Offices	P	P	P	NP	
Agricultural Sales and Services	C*	NP	NP	NP	* Allowed for properties fronting US 183 only.
Alternative Financial Services	P	P	P	NP	
Art Gallery	P	P	P	NP	
Art Workshop	P	P	P	NP	
Automotive Rentals	P*	P*	NP	NP	* An automotive rental use may keep not more than 20 vehicles on site. Maximum cumulative site area is 22,000 square feet in each Land Use Area.
Automotive Repair Services	NP	P	NP	NP	
Automotive Sales	P	P	NP	NP	
Automotive Washing (of any type)	NP	P	C*	NP	* Allowed if developed as part of a service station use or food sales use.
Ball Bond Services	P	P	C	NP	
Building Maintenance Services	NP	P	NP	NP	
Business or Trade School	P	P	P	NP	
Business Support Services	P	P	NP	NP	
Campground	NP	NP	NP	C*	* If developed as part of POA - managed recreation facility within a park/open space.
Carriage Stable	NP	NP	NP	C*	* If developed as part of POA - managed recreation facility within a park/open space.
Cocktail Lounge	P	P	P*	P*	* A single occupant may not exceed 5,000 square feet.
Commercial Blood Plasma Center	P	P	C*	NP	* Allowed if part of a shopping center or multi-tenant building.
Commercial Off-Street Parking	P	P	P	NP	
Communications Services	P	P	P	NP	
Construction Sales and Services	C*	P	NP	NP	* Allowed for properties fronting US 183 only.
Consumer Convenience Services	P	P	P	NP	

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EXHIBIT F: PERMITTED LAND USES (p. 2 of 4)

DRAFT: AUGUST 5, 2015

COMMERCIAL USES, continued	TC	EC	MR	OS	
Consumer Repair Services	P	P	P	NP	
Convenience Storage	NP	NP	NP	NP	
Drop-Off Recycling Collection Facility	C*	C	NP	NP	* Allowed along highway or major arterials: William Cannon Dr., Slaughter Ln., McKinney Falls Pkwy., FM 1625 and US 183.
Electronic Prototype Assembly	P	P	NP	NP	
Electronic Testing	NP	P	NP	NP	
Equipment Repair Services	NP	NP	NP	NP	
Equipment Sales	NP	NP	NP	NP	
Exterminating Services	NP	NP	NP	NP	
Financial Services	P	P	P	NP	
Food Preparation	P	P	P	NP	
Food Sales	P	P	P	P*	* A single occupant may not exceed 500 square feet.
Funeral Services	NP	NP	NP	NP	
General Retail Sales (Convenience)	P	P	P	NP	
General Retail Sales (General)	P	P	P	NP	
Hotel-Motel	P	P	P	NP	
Indoor Entertainment	P	P	P	NP	
Indoor Sports and Recreation	P	P	P	NP	
Kennels	P*	P*	NP	NP	* A kennel use must be conducted entirely within an enclosed structure.
Laundry Services	P*	P*	NP	NP	* A single occupant may not exceed 2,000 square feet.
Liquor Sales	P	P	P	NP	
Marina	NP	NP	NP	NP	
Medical Offices -- exceeding 5000 sq. ft. gross floor area	P	P	P	NP	
Medical Offices -- not exceeding 5000 sq. ft. gross floor area	P	P	P	NP	
Monument Retail Sales	NP	NP	NP	NP	
Off-Site Accessory Parking	P	P	P	NP	
Outdoor Entertainment	P	P	P	P	
Outdoor Sports and Recreation	P	P	P	P	
Pawn Shop Services	NP	NP	NP	NP	
Pedicab Storage and Dispatch	P	P	C	C	
Personal Improvement Services	P	P	P	NP	
Personal Services	P	P	P	NP	
Pet Services	P	P	P	NP	
Plant Nursery	P	P	P	P	
Printing and Publishing	NP	NP	NP	NP	
Professional Office	P	P	P	NP	
Recreational Equipment Maint. & Stor.	NP*	NP*	NP*	NP*	* Allowed if part of a Parks and Recreation Services (General) or (Special) use.
Recreational Equipment Sales	NP	NP	NP	NP	
Research Assembly Services	P	P	NP	NP	
Research Services	P	P	NP	NP	
Research Testing Services	P	P	NP	NP	
Research Warehousing Services	NP	P	NP	NP	
Restaurant (General)	P	P	P	P	
Restaurant (Limited)	P	P	P	P	
Scrap and Salvage	NP	NP	NP	NP	
Service Station	P*	P	P**	NP	* May have the capability of fueling not more than eight vehicles at one time, unless located along US 183. ** If part of a shopping center.
Software Development	P	P	P	NP	
Special Use Historic	NP	NP	NP	NP	
Stables	NP	NP	NP	P	
Theater	P	P	P	P	
Vehicle Storage	NP	NP	NP	NP	
Veterinary Services	NP	NP	NP	NP	

EXHIBIT F: PERMITTED LAND USES (p. 3 of 4)

DRAFT: AUGUST 5, 2015

CIVIC USES	IC	EC	MR	OS	
Administrative Services	P	P	P	NP	
Aviation Facilities	NP	NP	NP	P	
Camp	NP	NP	NP	NP	
Cemetery	NP	NP	NP	NP	
Club or Lodge #	P	P	P	P	
College and University Facilities	P	P	P	NP	
Communication Service Facilities	P	P	P	P	
Community Events	P	P	P	P	
Community Recreation (Private)	P	P	P	P	
Community Recreation (Public)	P	P	P	P	
Congregate Living	P	P	C*	NP	* Allowed if no more than 30 residents.
Convalescent Services	P	P	C*	NP	* Allowed if no more than 30 residents.
Convention Center	NP	NP	NP	NP	
Counseling Services	P	P	P	NP	
Cultural Services	P	P	P	P	
Day Care Services (Commercial)	P	P	P	P	
Day Care Services (General)	P	P	P	P	
Day Care Services (Limited)	P	P	P	P	
Detention Facilities	NP	NP	NP	NP	
Employee Recreation	P	P	P	NP	
Family Home	P	P	P	NP	
Group Home, Class I (General)	P	P	P	NP	
Group Home, Class I (Limited)	P	P	P	NP	
Group Home, Class II	P	P	P	NP	
Guidance Services	P	P	P	NP	
Hospital Services (General)	P	P	P	NP	
Hospital Services (Limited)	P	P	P	NP	
Local Utility Services	P	P	P	P	
Maintenance and Service Facilities	NP	NP	NP	C*	* Allowed only if use is supporting/maintaining open space, recreational, landscape uses.
Major Public Facilities	C	C	C	C	
Major Utility Facilities	C	C	C	C	
Military Installations	NP	NP	NP	NP	
Park and Recreation Services (General)	P	P	P	P	
Park and Recreation Services (Special)	P	P	P	P	
Postal Facilities	P	P	NP	NP	
Private Primary Educational Facilities	P	P	P	P	

EXHIBIT F: PERMITTED LAND USES (p. 4 of 4)

DRAFT: AUGUST 5, 2015

CIVIC USES, continued				
	TC	EC	MR	OS
Private Secondary Educational Facilities	P	P	P	P
Public Primary Educational Facilities	P	P	P	P
Public Secondary Educational Facilities	P	P	P	P
Railroad Facilities	NP	NP	NP	NP
Religious Assembly	P	P	P	P
Residential Treatment	NP	NP	NP	NP
Safety Services	P	P	P	P
Telecommunication tower -- subject to 25-2-839 (13-2-235 and 13-2-273)	P*	P*	C	C
* A telecommunications tower must be located on top of a building or be an architectural component of the building. Free standing towers are prohibited. Existing towers are to be allowed as shown on the Land Use Plan.				
Transitional Housing	NP	NP	NP	NP
Transportation Terminal	P	P	NP	NP
INDUSTRIAL USES				
	TC	EC	MR	OS
Basic Industry	NP	NP	NP	NP
Custom Manufacturing	P*	P	P**	NP
* A single occupant may not exceed 5,000 square feet of gross floor area or produce external noise, vibration, smoke, odor, heat, glare, fumes, electrical interference or waste runoff. Outdoor storage of materials and wholesale distribution of goods is prohibited. **A single occupant may not exceed 2,500 square feet of gross floor area or produce external noise, vibration, smoke, odor, heat, glare, fumes, electrical interference or waste runoff. Outdoor storage of materials and wholesale distribution of goods is prohibited.				
General Warehousing and Distribution	NP	P	NP	NP
Light Manufacturing	NP	P	NP	NP
Limited Warehousing and Distribution	NP	P	NP	NP
Recycling Center	NP	NP	NP	NP
Resource Extraction	NP	NP	NP	NP
AGRICULTURAL USES				
	TC	EC	MR	OS
Animal Production	NP	NP	NP	NP
Community Garden	P	P	P	P
Crop Production	NP*	NP*	NP*	NP*
* Allowed until site is developed in accordance with the PUD				
Horticulture	NP	NP	NP	NP
Support Housing	NP	NP	NP	NP
Urban Farm	P	P	P	P